

**Item #1**  
**Report Of May 19, 2014 AC Meeting:**



**AGENDA  
ARCHITECTURAL COMMISSION  
REGULAR MEETING**

**Monday, May 19, 2014 at 7:00 P.M.**

**Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS**

**CALL TO ORDER:**

**VISITORS BUSINESS:**

**ACTION ITEMS:**

- 1) Approval of the April 21, 2014 Draft Regular Meeting Minutes.**
- 2) Consideration of a request for signage for "Broken Earth Winery" 219-239 Robert Parker Coffin Road and within the B-1 Historic District, submitted by Mr. Ken Siwieck, New Midwest Capital.**
- 3) Consideration of a request for hardscape improvements (bike racks) within the B-1 Historic District submitted by Lori Lyman on behalf of the Long Grove Business and Community Partners.**
- 4) Consideration of a request for landscape lighting at 6211 Pine Cone Court and within the R-2 PUD submitted by Apple Landscaping on behalf of Gabe & Vicki Lorenzo .**

**OTHER BUSINESS: NONE**

**ADJOURNMENT:** Next Scheduled Meeting: June 16, 2014 @ 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 #1A**  
**Report Of May 19, 2014 AC Meeting:**  
**Signage For Broken Earth Winery**



**ITEM #2:** For the ARCHITECTURAL COMMISSION on MONDAY, MAY 19th @ 7:00 P.M.

**REQUEST:** Consideration of a request for signage for the “Broken Earth Winery”, 219-239 Robert Parker Coffin Road, within the B-1 Historic District submitted by Mr. Ken Siwieck on behalf of New Midwest Capital.

**Proposed Project:**

Petitioner is requesting signage for the space 219-239 Old McHenry Road. This space was formerly occupied by “Woodland Grove Gallery”. This is part of the Mill Pond Development.

Based upon the items submitted the petitioner is requesting one single (1) wall sign, to be affixed to the front (Robert Parker Coffin Road) side of the building and would measure 70” x 40” ( approximately 19 square feet ). The sum total of the requested signage is 6.5 square feet. Materials out of which the sign will be constructed were not listed but it appears the sign may be carved with raised lettering. The signage would be tan and brown (earth tones) with regard to the proposed color scheme. No request for illumination was included with the signage application however existing illumination may be in place and utilized by the petitioner for sign illumination.

Square footage of the commercial space for which the signage is being requested is approximately 2320 square feet. For retail spaces containing 1,001 to 3000 sq. ft. of floor area 20 square feet of signage may be allowed per the adopted Village Zoning Code (excerpt below). If the building and all signage are located at least 50’ from the edge of the pavement 26 square feet of signage would be permissible.

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (19 square feet), the request is within the maximum square footage limitation for the floor area at this location.

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	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

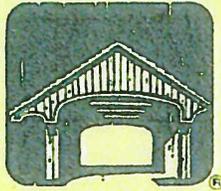
Except as otherwise provided, square footage, for the purpose of this subsection (E), shall be calculated based on single sign face of any double faced sign.

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 in relation to other signage on the structure. As submitted the requested signage is with the parameters of the Village Code and therefore approvable. An excerpt from the "Downtown Design Guidelines" regarding signage is included for consideration by the Commission.

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:	BROKEN EARTH WINEERY	BUS. PHONE #:	TBD
BUSINESS ADDRESS:	219 - 239 ROBERT PARKER COFFIN RD		
BUSINESS OWNER'S NAME:	NEW MIDWEST CAPITAL	ALTERNATE PH. #:	847-420-1785
TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	BUSINESS / WOOD (WALL MT.)		
LOCATION(S) OF PROPOSED SIGN PLACEMENT:	FRONT OF BUSINESS		

The Architectural Commission meets every third (3<sup>rd</sup>) 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:

- 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:  

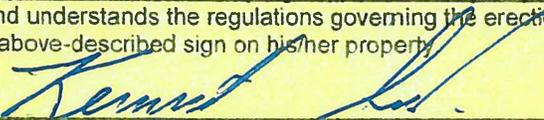
2320 sq. ft.
- PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
  - DIMENSIONS
  - SAMPLE OF COLORS ON SIGN
  - LETTER STYLE TO BE USED
  - SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN

Should the sign be completed prior to the architectural board's approval (this is not encouraged), the sign itself, or a photograph of the sign, shall be presented at the Architectural Board meeting.

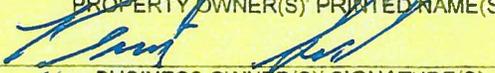
**SIGN CONTRACTOR:**

NAME:	BOB BRECKLE	PHONE #:	312-719-7519
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.

  
 \_\_\_\_\_  
 PROPERTY OWNER(S)' SIGNATURE(S)

KEVIN SIMONIS  
 \_\_\_\_\_  
 PROPERTY OWNER(S)' PRINTED NAME(S)

  
 \_\_\_\_\_  
 BUSINESS OWNER(S)' SIGNATURE(S)

AGENT

AGENT

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

**SIGN PERMIT  
ARCHITECTURAL COMMISSION APPLICATION**

**MAXIMUM SIGN SIZES AND FEES**

The following dimension regulations and fee information are provided as a guideline and are excerpted from the Village Code, 5-19, "Sign Regulations." It is recommended that applicants read the entire section, available online at [www.longgrove.net](http://www.longgrove.net), to better understand the basis for sign permit approval.

**RETAIL BUSINESSES:**

MAXIMUM SIGN AREA (SQ. FT.) PERMITTED IN BUSINESS DISTRICTS			
TOTAL FLOOR AREA OF BUSINESS	B1	B2	
		NO INDIVIDUAL ARTERIAL ACCESS	INDIVIDUAL ARTERIAL ACCESS
1 – 500 sq. ft.	12	10	75
501 – 1,000 sq. ft.	12	12	75
1,001 – 3,000 sq. ft.	20	20	100
3,001 – 5,000 sq. ft.	30	30	125
5,001 or greater	30	30 <sup>1</sup>	125 <sup>2</sup>

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

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

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

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

**SUBDIVISION IDENTIFICATION SIGNS:**

Not more than one (1) sign per entrance to subdivision; no single sign may 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:

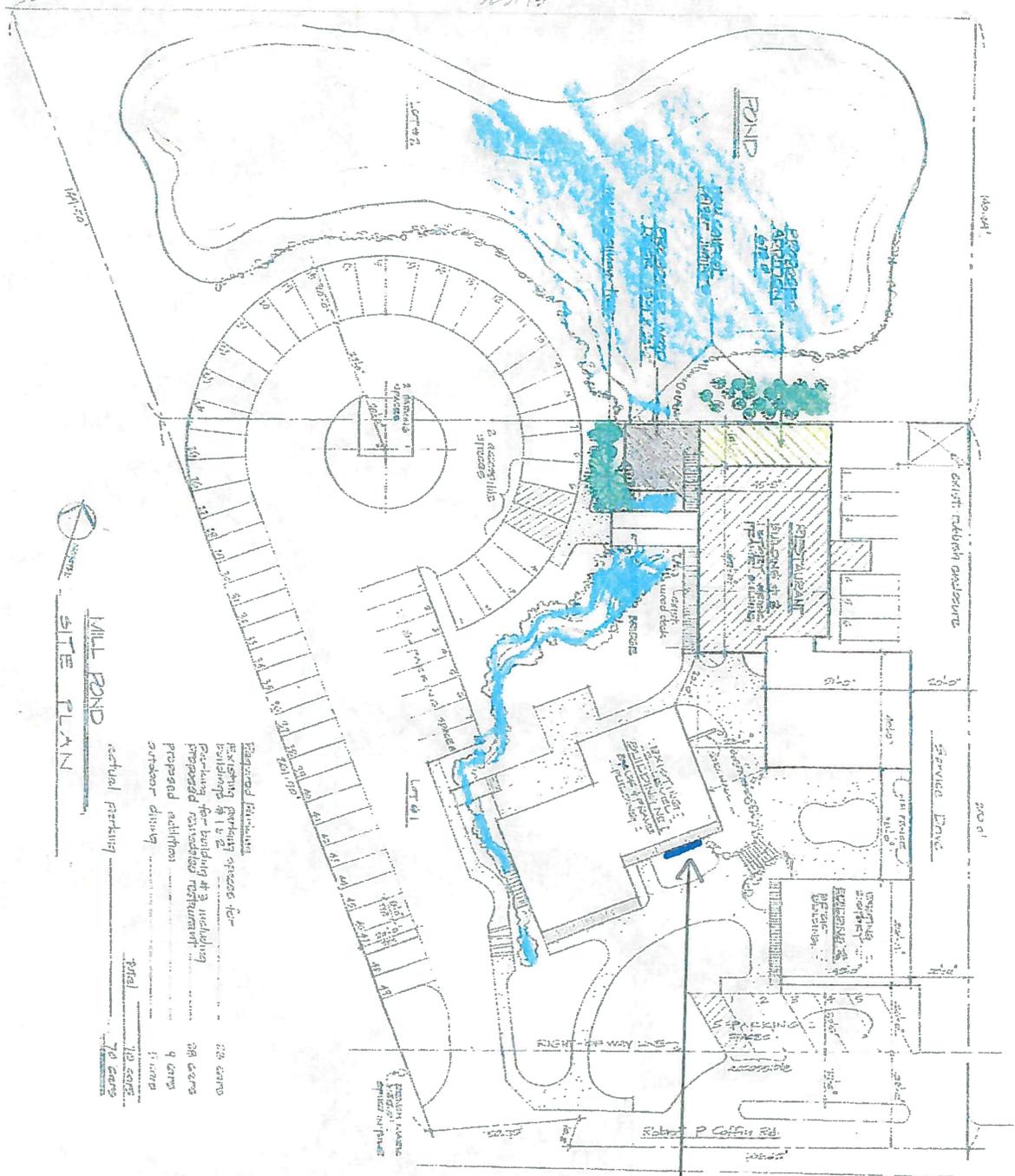
Permit #:

Date of Issuance:

\_\_\_\_\_  
Signature Of Village Zoning Official

\_\_\_\_\_  
Signature of Village Official Issuing Building Permit

325.73



MILL POND  
SITE PLAN

- Existing parking spaces for building #1 & 2
- Proposed parking for building #3 including proposed restaurant
- Proposed addition
- Outdoor dining
- actual parking
- total

SIGN  
LOCATION

ZONING REGULATIONS	
Area of lot #1 is 57,011 sq. ft. less right-of-way of 3889 sq. ft.	91,142 sq. ft.
100% lot area coverage of 1,422' x 93' 6"	15,342 sq. ft.
Actual lot area coverage building #1	16,228 sq. ft.
building #2	16,228 sq. ft.
building #3	15,342 sq. ft.
total building coverage	47,798 sq. ft.
Required open area 51,422' x 107' 6"	55,228 sq. ft.
actual open area	53,115 sq. ft.

CONTRACTOR SHALL VERIFY ALL FOUND AND NOTED CONDITIONS AND REPORT THEM TO THE ARCHITECT AS WORK PROGRESSES. THE ARCHITECT SHALL IMMEDIATELY NOTIFY THE ENGINEER AND ARCHITECT AS WORK PROGRESSES. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

**MILL POND**  
**long grove**

**sherman gerber and associates**  
ARCHITECTS & ENGINEERS  
10000 RIVERSIDE DRIVE  
NORTON, MASSACHUSETTS 01945

70"

WILLIAM BREWER

40"



BROKEN  
BREAD  
WINERY



# 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

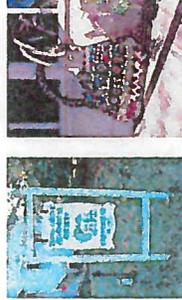
- Signs should be simple and constructed of high quality materials.
- Signs must be durable, vandal resistant, and designed for easy maintenance.
- Suggested materials include painted wood, metal, and stone.
- No particle board or plastic is allowed.
- Highly reflective metallic signs are not permitted.

#### 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 mail "specials" signs or sandwich board are not allowed to be placed within the right-of-way.



## Business District

### Signage Regulations

#### Signs

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

#### General Requirements

- Use low-profile signs, which are compatible with the architecture of the building.
- Signage should provide information and direction to direct people without confusion or delay.

#### Placement

- Wall signs should be integrated into the facade of the building or landscape design.

#### Materials

- Materials should complement architecture of the building.

#### II. Route 63 Monument Signage

- Use low profile signs, which are compatible with the building architecture and site for all uses.
- Retail, office, service, and entertainment signage should be designed as monument signage.
- Each development may not have more than one monument sign.
- One sign per outlet is allowed. Ground signs of all outlets must not be more than 8 feet tall, measured from the final grade to the top of the sign.
- Ground signs for development must not be taller than 15 feet, measured from the final grade to the top of the sign.

#### Lighting

- Illuminated signs should only light the letters of the sign, not the background.
- Signs can be internally illuminated.



**Item #1B:**  
**Report Of May 19, 2014 AC Meeting:**  
**Hardscape Improvements In Historic Downtown**



**ITEM #3: For the ARCHITECTURAL COMMISSION on MONDAY, May 19th @ 7:00 P.M.**

**REQUEST:** Consideration of a request for hardscape improvements (bike racks) within the B-1 Historic District, submitted by Lori Lyman on behalf of the Long Grove Business and Community Partners (LGBCP).

**HISTORY/STAFF REVIEW:**

As submitted the LGBCP proposes to install bike rack in two locations within the B-1 Historic District. One location would be near the covered bridge, the other near the Archer Parking Lot (proposed location attached).

The proposed rack fixture is manufactured by "landscapeforms" and is available in stainless steel or black powder coated steel. A "spec" sheet and photo of the fixture is attached.

The request as proposed is permissible and is encouraged per the "Downtown Design Guidelines" for the village.

It is hoped that consistency will be achieved in the "hardscape" improvements in the downtown. To that end, and with the approval of the AC, this will hopefully set the standard for future improvements of this nature.

An excerpt from the Downtown Design Guidelines (attached) with respect to downtown public & private "site improvements" which include bike racks. These guidelines should be considered by the AC in review of the request as there are no other standards for such structures. Per these guidelines black is the suggested color for such fixtures.

Staff also suggests that any motion for approval includes a provision allowing future requests of an identical fixture be allowed, without further AC review, subject to staff review and approval. Alternative fixtures would require additional AC review and approval however.



**STRUCTURE/FIXTURE  
ARCHITECTURAL COMMISSION APPLICATION**

DATE: 4/30/14

APPLICANT'S NAME: LGBCP/LOBI LYMAN

E-MAIL LLYMAN@ME.COM

ADDRESS: L.G. VISITORS CENTER

PHONE: \_\_\_\_\_

NAME OF BUSINESS: LGBCP/BEAUTIFICATION COMMITTEE

BUSINESS ADDRESS: L.G. VISITORS CENTER

PHONE: (847) 220-1473

TYPE OF STRUCTURE/FIXTURE: BIKE RACKS

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:

- A. PROVIDE SITE PLAN. SEE ATTACHED
- B. PROVIDE PHOTOGRAPH OF SITE.
- C. SQUARE FOOTAGE OF STRUCTURE TBD. SQUARE FEET.

2. DRAWING OF PLANNED STRUCTURE/FIXTURE:

- A. DIMENSIONS. SEE ATTACHED
- 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:

BY VILLAGE CONTRACTOR PHONE: \_\_\_\_\_

\_\_\_\_\_ E-MAIL \_\_\_\_\_

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.

VILLAGE OF LONG GROVE  
BUSINESS OWNER(S) \_\_\_\_\_

PROPERTY OWNER(S) \_\_\_\_\_

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

In an effort to promote family visits and residents to frequent the Long Grove business district the LGBCP Beautification Committee would like to install bike racks. They would be placed in select locations on both private and public land. The public land sites would be near the Archer parking lot and the bridge (see sketches). Private sites have yet to be determined.

The selection of the bike racks was based on durability and timeless design. The manufacturer Landscape Forms is well known in the industry for their top quality design and materials. Their durable finishes will hold up well to bikes leaning up against them. The style is also very user friendly for any type of lock be it cable or rigid bar.

On the public lands we would recommend the stainless steel finish or black powdercoat. Private land owners could decide on either of these finishes or select another color that might suite their own site furnishings (for example Mill Pond).

There are currently a few bike racks on private property of varying outdated styles. The hope is to have those property owners replace the racks with the new proposed ones.

more details

ring®

product page

more details

brochure (pdf)

materials/colors (pdf)

sustainability (pdf)

guidespec (doc)

installation guide (pdf)

images

SketchUp

CAD

projects



Product Data Sheet

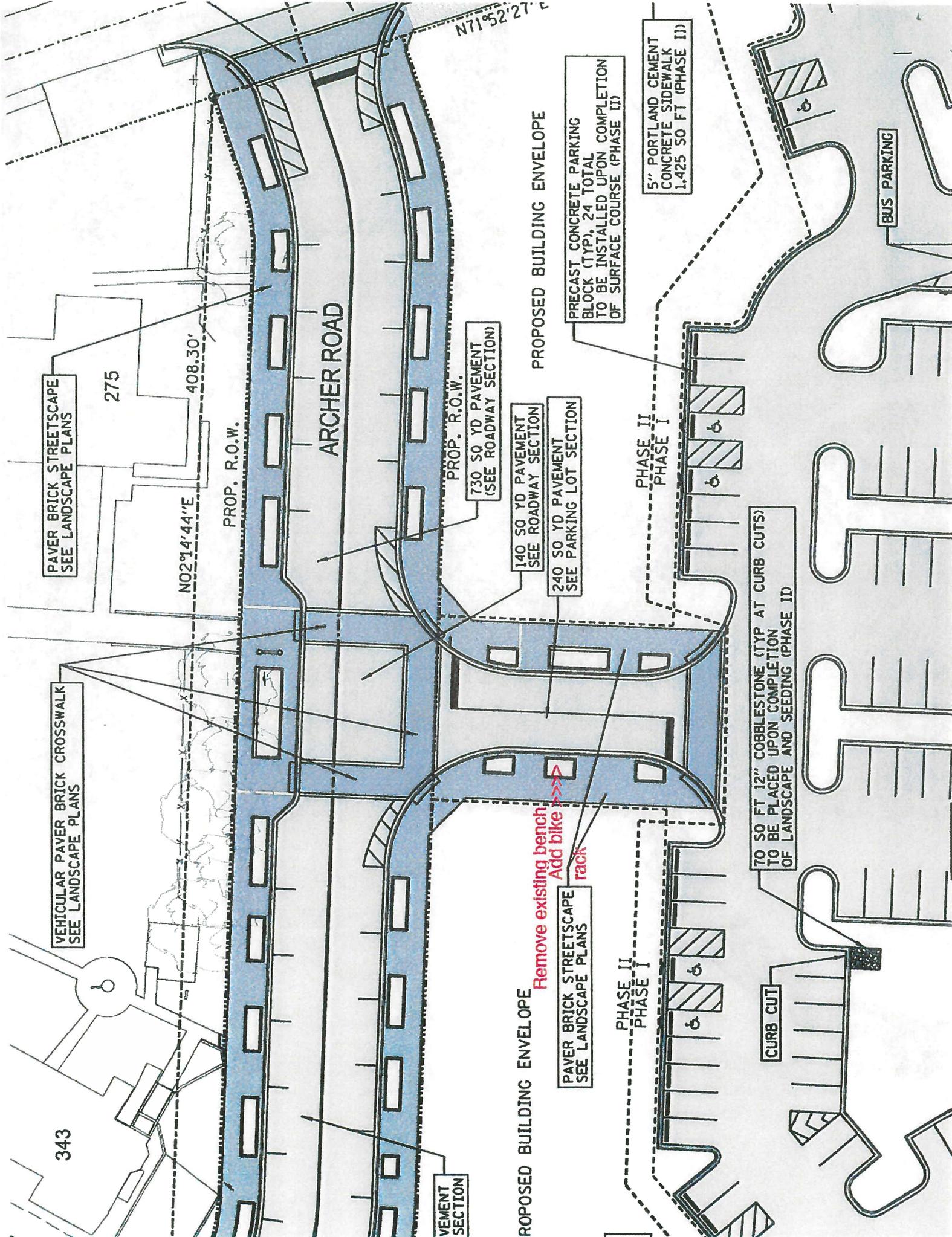


- Capacity: 2 bicycles
- Supports bike upright by its frame in two places
- A standard D-shaped bike lock can be placed to secure both a wheel and the frame
- Meets Association of Pedestrian and Bicycle Professionals (APBP) recommendations.
- Refer to installation guide to meet APBP Guidelines for bike rack spacing on site
- Constructed of 1.5" o.d. x .120" wall tubing
- Powdercoated steel or stainless steel
- Manufactured in Kalamazoo, MI, U.S.A.

\$290 20 powdercoat colors

\$370 Stainless





N71°52'27" E

PAVER BRICK STREETSCAPE  
SEE LANDSCAPE PLANS

275

408.30'

N02°14'44" E

PROP. R.O.W.

ARCHER ROAD

PROP. R.O.W.

730 SQ YD PAVEMENT  
(SEE ROADWAY SECTION)

140 SQ YD PAVEMENT  
SEE ROADWAY SECTION

240 SQ YD PAVEMENT  
SEE PARKING LOT SECTION

PROPOSED BUILDING ENVELOPE

PRECAST CONCRETE PARKING  
BLOCK (TYP), 24 TOTAL  
TO BE INSTALLED UPON COMPLETION  
OF SURFACE COURSE (PHASE II)

PHASE II

PHASE I

5" PORTLAND CEMENT  
CONCRETE SIDEWALK  
1.425 SQ FT (PHASE I)

BUS PARKING

VEHICULAR PAVER BRICK CROSSWALK  
SEE LANDSCAPE PLANS

343

PAVEMENT  
SECTION

PROPOSED BUILDING ENVELOPE

Remove existing bench  
Add bike rack

PAVER BRICK STREETSCAPE  
SEE LANDSCAPE PLANS

PHASE II

PHASE I

70 SQ FT 12" COBBLESTONE (TYP AT CURB CUTS)  
TO BE PLACED UPON COMPLETION  
OF LANDSCAPE AND SEEDING (PHASE II)

CURB CUT



# Planning and Design Guidelines Public Improvements, *continued*

## Historic Downtown

### Site Furnishings

#### Benches

- Benches should be spaced throughout the right-of-way, placing additional benches near restaurants and other areas of heavy pedestrian use.
- Color:** Black with wood slats
- Material:** Metal with sustainability harvested wood slats
- Length:** Minimum of 6 feet in length to seat 2 to 3 people comfortably.



**Manufacturer:** Victor Seawley, Inc.  
**Model:** Casak Series, C-10

#### Trash / Recycling / Ash Receptacle

- Receptacles should be spaced throughout the right-of-way, placing additional receptacles near restaurants and other areas of heavy pedestrian use.

**Color:** Black  
**Material:** Metal



**Manufacturer:** Duklor  
**Model:** Receptacle-102



**Manufacturer:** Duklor  
**Model:** Ash Um 123

#### Mailboxes

- Mailboxes located within the Historic Downtown shall be located within the right-of-way.
- Custom mailboxes may also be installed and must reflect the character of Historic Long Grove.
- Custom Mailboxes must be approved by the Village of Long Grove Architectural Board and be compliant with any United States Postal Service requirements.

**Color:** Black  
**Material:** Metal



**Manufacturer:** The Mailbox Works  
**Model:** Keystone Signature Series



**Manufacturer:** The Mailbox Works  
**Model:** Comrado Mailboxes

#### Bicycle Racks

- Bicycle racks should be spaced throughout the right-of-way, placed adjacent to benches and building entrances.
- Racks should be permanently secured to the ground.

**Color:** Black  
**Material:** Metal



**Manufacturer:** Columbia Cascade  
**Model:** 2172-01-E

## Business District

### Site Furnishings

#### Benches

- Follow the design recommendations listed for the Historic Downtown with the below additions:
- Color:** Black
- Material:** Metal
- Length:** Minimum of 6 feet in length to seat 2 to 3 people comfortably.



**Manufacturer:** Columbia Cascade  
**Model:** 2806-G

#### Trash / Recycling / Ash Receptacle

- Follow the design recommendations listed for the Historic Downtown with the below additions:

**Color:** Black  
**Material:** Metal



**Manufacturer:** Landscapic Forms  
**Model:** Plainwell

#### Mailboxes

- Follow the design recommendations listed for the Historic Downtown with the below addition:
- Mailboxes for large commercial development shall be incorporated within the commercial building.

#### Bicycle Racks

- Follow the design recommendations listed for the Historic Downtown with the below additions:
- Style should match the development's theme and architecture.

**Color:** Black  
**Material:** Per manufactures regulations



**Manufacturer:** Columbia Cascade  
**Model:** 2172 P 5

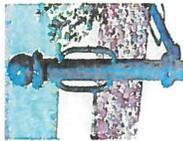
# Signage and Design Guidelines for Publicly-owned Properties, continued

## OWINTOWN

- Bicycle racks may be placed adjacent to benches or building entrances.
- A simple design having little visual impact is preferred.
- Bicycle racks must be permanently secured to the ground.

**Color:** Black or Dark Brown

**Material:** Metal



## Business District

### Site Furnishings

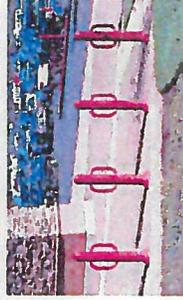
#### Bicycle Racks

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

- Bicycle racks should be spaced throughout the right-of-way, placed adjacent to benches and building entrances.
- Style should match the development's theme and architecture.

**Color:** Black

**Material:** Per manufactures regulations



- Planters should be located adjacent to the public sidewalks in areas that are not conducive to in-ground planting.

- Hanging planters shall also be placed on street / pedestrian lights within the right-of-way, adjacent to the street.

- Wood planters are prohibited.

**Color:** Complement architecture

**Material:** Clay, concrete, metal or approved equal



Similar to this metal pot, unique, durable, and high quality planters are encouraged to be placed adjacent to businesses.

#### Planters

Follow the design recommendations listed for the Historic Downtown.

## DESIGN

- Unique site amenities are encouraged to be placed in the Historic Downtown.



#### Unique Site Amenities

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

- Unique site amenities are encouraged but not required in the Business District.



Unique elements may be permanent or seasonal.

**Item #1C:**  
**Report Of May 19, 2014 AC Meeting:**  
**Landcape Lighting At 6211 Pine Cone Court**



**ITEM #4:** For the ARCHITECTURAL COMMISSION on MONDAY, May 19th @ 7:00 P.M.

**REQUEST:** Consideration of a request for landscape lighting for property located at 6211 Pine Cone Court within the Highland Pines Subdivision submitted by Apple Landscaping.

**Proposed Project:**

The request is being made by the property owner to allow landscape lighting at the petitioners' residence. The property is located within the Highland Pines PUD\Subdivision and is situated at the southwest corner of Pine Cone Court and Pine Tree Drive.

Thirty five (35) low voltage (specs attached) lights are proposed to be placed in the landscaping and around an existing patio area proposed to be upgraded on the west side of the residence. As proposed this is a LED illumination system. Eleven (11) path lights will be mounted in and around the patio area. These will contain a 3 watt LED light source on a 12' light stem (Alstem 12) with a Model AL100 area light hat. Twenty-three (23) wall/step lights (5 watt output ) are also proposed to be installed throughout the patio area . One (1) spot light will be utilized to uplight trees in the patio (model & specs not listed) . A site plan is attached for the review of the AC.

**ZONING REGULATIONS:**

Lighting within the Residential Districts is identified as "Class 3" lighting and as such must meet "tests" identified below and bolded for this lighting class. As proposed this request is probably best identified as "Landscape Lighting" defined as follows;

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

**5-9-9 EXTERIOR LIGHTING**

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

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

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

Excessive amounts of artificial light intruding upon adjacent properties and visible to the public constitutes light pollution which tends to destroy the natural rural charm the village has strived to perpetuate. Light pollution is aesthetically destructive. It is inconsistent with the rural night and diminishes the economic value of properties which

are subjected to light pollution. Our village residents moved here and purchased property here to enjoy the rural charm of the village, not to be subjected to needless and aesthetically harmful light pollution. The purpose of this chapter is to eliminate or reduce as much as possible light pollution.

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

(B) Classes of Lighting Areas.

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

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

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

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

SYMBOLS

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

**TEST 1**

<u>Usages Permitted</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Class 4</u>
Commercial building lighting	AB	AB	AB	--
Landscape lighting	AB	AB	<b>AB</b>	--
Private sign illumination	NP	AB	NP	--
Roadsign lighting	AB	AB	NP	--
Municipal parking lot	P	--	--	--
Commercial parking lot	AB	AB	--	--

Residential yard/grounds lighting	AB	--	P	--
Driveway lighting	AB	AB	P	--
Holiday lighting	P	P	P	--
Intersection or street lighting	AB	AB	AB	AB
Exterior lighting of dwelling	AB	--	P	--
Security lighting	AB	AB	AB	--

### TEST 2

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

### TEST 3

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

### TEST 4

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

### TEST 5

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

### TEST 6

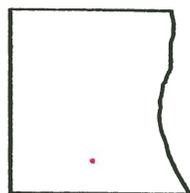
Illumination Of Adjacent Lot	Class 1	Class 2	<b>Class 3</b>	Class 4
External lights which glare into traffic and/or adjacent neighboring properties	NP	NP	<b>NP</b>	--
Reflected light from a dwelling, commercial structure, or sign which is greater than 2 foot-lamberts when measured at the structure. Also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

### ARCHITECTURAL COMMISSION DECISION:

The AC should review the request for lighting against the "Test Criteria" listed above. A light source LED has been identified and should be approved as an "Other" light source by the AC. Aside from this the other lighting criteria has been met. "Spillage" of light on adjacent properties should not be an issue as lighting will be low to the ground and largely contained within the 18" to 24" retaining/seat wall within the patio area. Fixtures appear "dark sky" compliant based on photo metrics and specs submitted with the fixtures. A landscape barrier exists between the proposed lighting and nearest structure to the west.

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

# Lake County, Illinois



**LakeCounty**  
Geographic Information System

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



-  Forest Preserves
-  Lake County Border
-  Streams
-  Tax Parcels
-  Trails

Map Printed on 05/13/2014

## Disclaimer

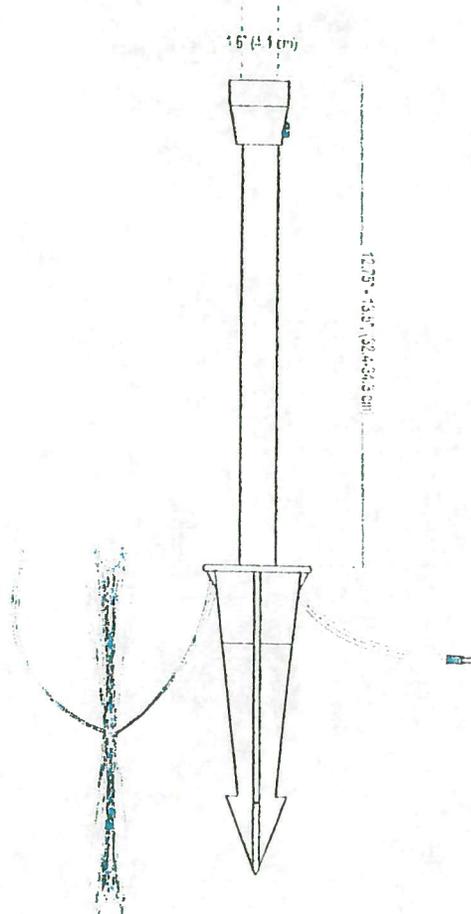
The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

# ALLIANCE

## Specification Sheet

### Model: ALSTEM12 (12" Area Light Stem)

Fixture Height: 12.75" - 13.5", (32.4-34.3 cm)  
 Stem Diameter: 1.6" (4.1 cm)



Notes:

Project: VPII 1011  
 Type: \_\_\_\_\_

#### Specifications and Features

- Body:** Brass stem, aged brass finish
- Collar:** Brass, adjustable with thumb screw
- Socket:** Spring loaded ceramic bi-pin socket with dual contact
- Wire:** Industry First, double wire lead pre-connected to the fixture, 16 awg (UL listed), brown
  - 25 foot wire lead, pre-stripped for easy wire connection
  - 18 inch wire lead, LED connection ready
- Stake:** Plastic ground stake, attached to the fixture (8.5 in, 21.6 cm length)
- Warranty:** Lifetime warranty on fixture housing
- Certification:** Complies with the requirements of UL-1838 and CAN/CSA-C22.2 No. 250.7. Identified with the ETL and cETL Listed Mark.



#### Lamp Options

Model #	Base Type	Wattage	Lumen Output
LBIPIN-LED-3W	BIPIN/G4	3w	150lm
LXELOGEN-20 (Halogen)	BIPIN/G4	20w	150lm

LED Ordering Guide: Model-LED

Example: ALSTEM12-LED

#### Accessories Available:

- Mounting Accessories:
- RMB - Round Mounting Base

# ALLIANCE

## Specification Sheet

PATH LIGHT

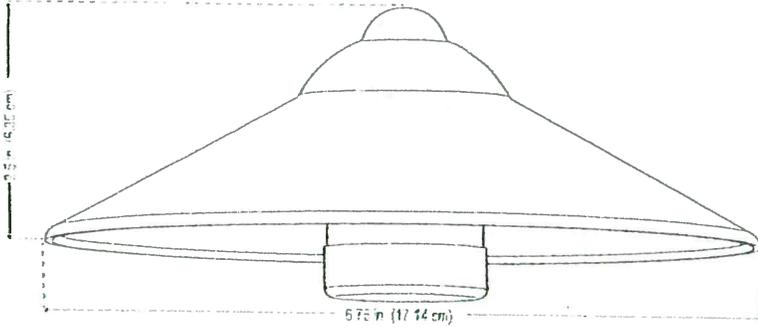
Project:  
Type:

### Model: AL100 (Area Light Hat)

Diameter: 6.75 in. (17.14 cm)  
Height: 2.5 in. (6.35 cm)  
Lens Height: 2 in. (5.08 cm)  
Lens Diameter: 1.5 in. (3.81 cm)

#### Specifications and Features:

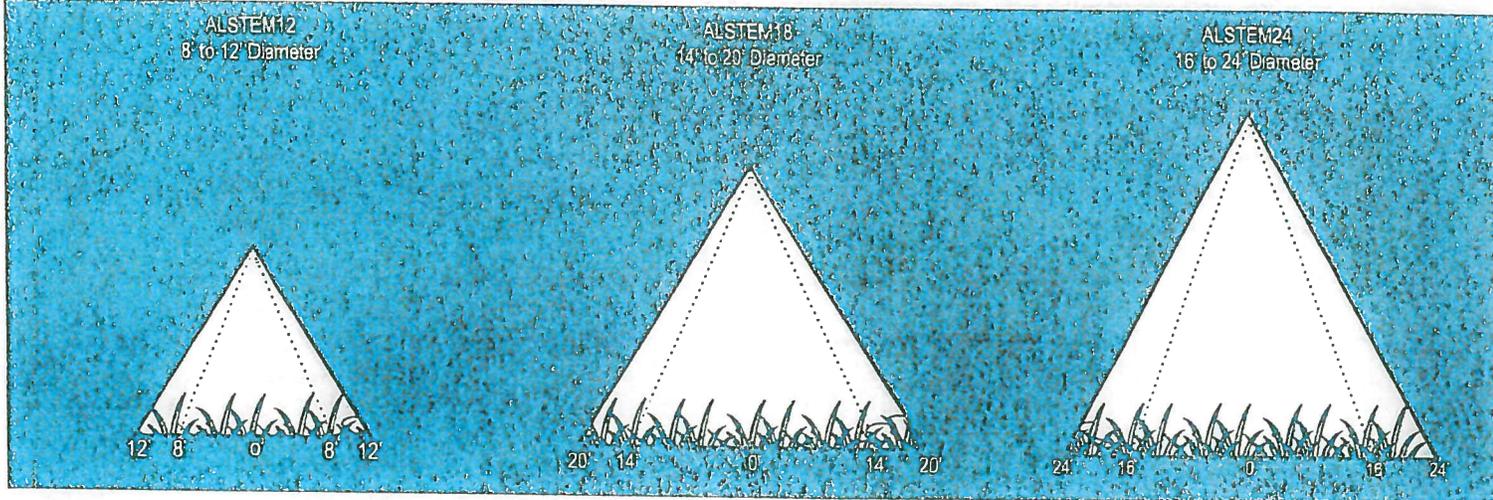
**Body:** Brass area light hat, aged brass finish  
**Lens:** Polycarbonate frosted lens with rubber gaskets  
**Warranty:** Lifetime warranty



#### Area Light Stems (Sold Separately):

Model #	Height	Lamp Base	Lamp Options
ALSTEM12	12"	Bipin/G4	<ul style="list-style-type: none"> <li>LBIPIN-LED-3W 3w - 150 lumen LED</li> <li>LXELOGEN-20W 20w xenogen</li> </ul>
ALSTEM18	18"		
ALSTEM24	24"		
ALSTEM60	60"		
ALSTEMADJ	18-29"		

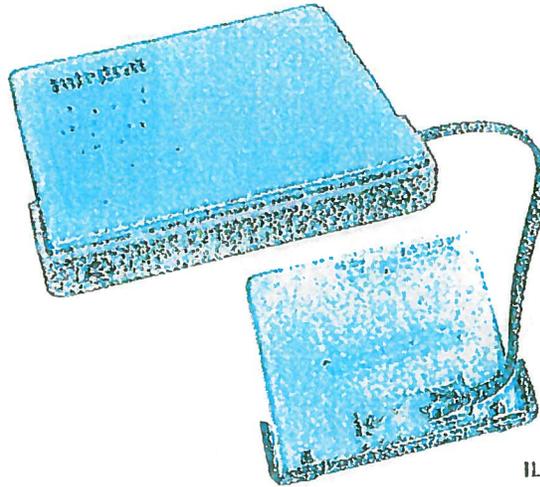
#### Photometrics:



Notes:

# Model IL4.xxx.500

STEP LIGHT



IL4.400.500 Mud Finish Shown

## construction

**Model IL4.xxx.500** 4" width x 1/2" height x 7/8" depth

- Faceplates heavy duty and field replaceable  
Aluminum .090 thick alloy 5052T  
Solid Copper or Brass .090 thick  
Stainless Steel 18g alloy 304
- 6-32 slotted brass or stainless steel screws
- Self leveling insert is Heavy 18 gauge 304 Stainless Steel
- Holes threaded to insert plate

Tested and listed by



## electrical

**Model IL4.xxx.500**

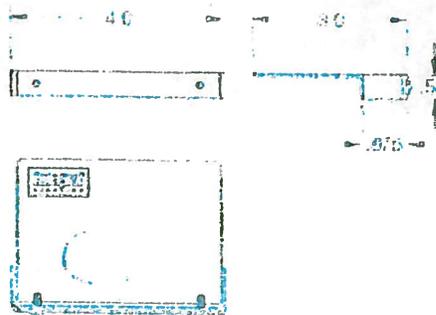
Single array – 16 chips

5 watt output

1.2 watt energy consumption

- LED available in 2700K, 3000K, or 4200K
- LED 70 CRI / 60LM/w
- Multi Circuit Parallel LED structure
- Field replaceable LED module
- Nylon Lens with integrated heat sink
- Circuitry encapsulated for moisture resistance
- 72" long 18/2 leads for connection
- Voltage requirement min 8.0v AC / max 12.5v AC
- Estimated life of 40,000 hours at 11.5v AC input
- Magnetic and electronic transformer compatible

## dimensions



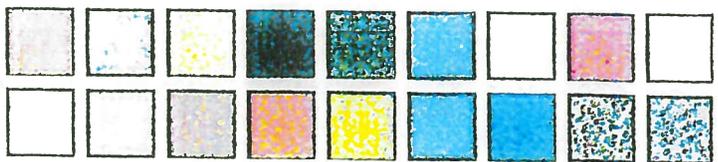
### Available LED Options

- 2700K incandescent look and feel
- 3000K our original white
- 4200K cool white



MANUFACTURED IN U.S.A.

## 18 finishes



51 North Elm Street, Wernersville, PA 19565 Phone: 800.861.1364 Fax: 800.388.2898 [www.integral-lighting.com](http://www.integral-lighting.com)

dimensions are approximate

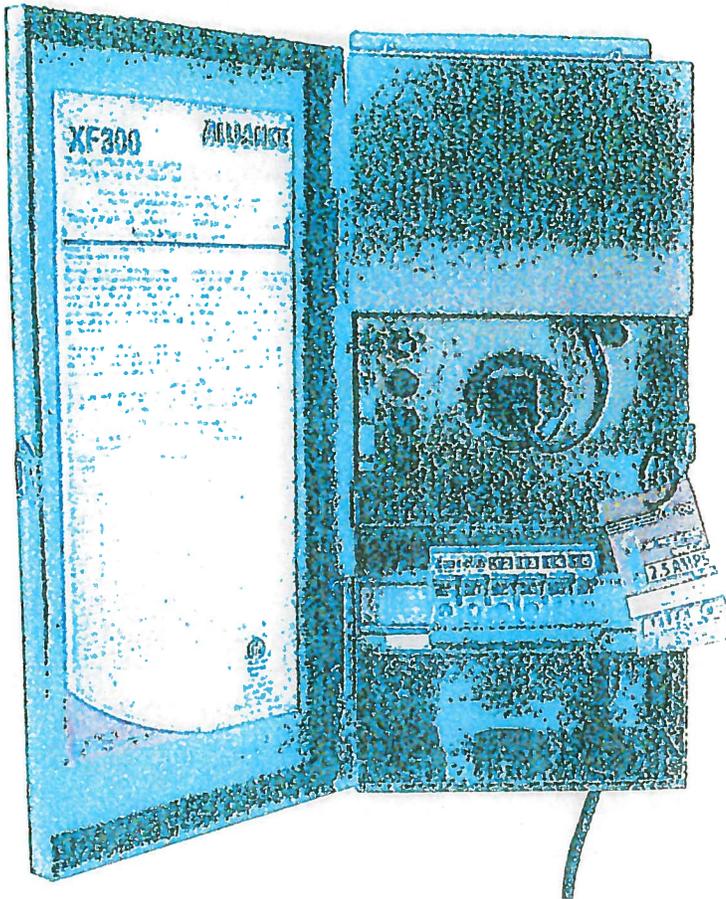
copyright 2014 Hartman Design Inc.

# ALLIANCE

## Specification Sheet

### Model: XF300 (300 Watt Transformer)

Description: Low voltage power supply suitable for indoor or outdoor use



Project: \_\_\_\_\_

Type: \_\_\_\_\_

#### Specifications

Max Amperage (Load):	2.5 amps
Max Input (Primary Voltage):	120 volts
Secondary Voltage:	12 volts*
Available Voltage Taps:	12,13,14,15
Exterior Construction:	Stainless Steel
Warranty:	Lifetime Warranty
Certification:	UL Listed to U.S. and Canadian safety standards for low voltage landscape lighting (UL 2108)



Intertek

\*You may use any combination of output terminal lugs (12-15 volt). However you may not exceed 300 watts on any single terminal lug.

#### Features:

- Fully potted, insulated, single core transformer
- In-line surge protection
- Easy on/off, secondary breaker switches on each common tap
- Stainless steel cabinet with removable and lockable latched door
- Multiple voltage taps ranging from 12 to 15 volts
- Two common lug terminals
- Tilted lug bar where the secondary lugs will be easier to access and install. The adjusted bar eliminates the blind spots that occur when trying to install low voltage wire to the terminal lug.
- Relay installed to bring the amperage delivered to the timer and photocells down to a lower level thus improving the longevity of life to those accessories and eliminating failure
- Amp loop that provides contractors with one easy point of reference to check the primary amperage on the transformer
- Snap-in photocell ready receptacles
- Removable bottom panel allowing for easy access to lug terminal, more room for wiring, and the ability to attach conduits through the five knockouts.

#### Accessories Available:

- Transformer Accessories
- TIMER - Mechanical Timer
- DGTIMER - Digital Timer
- PC - Photocell

Notes:

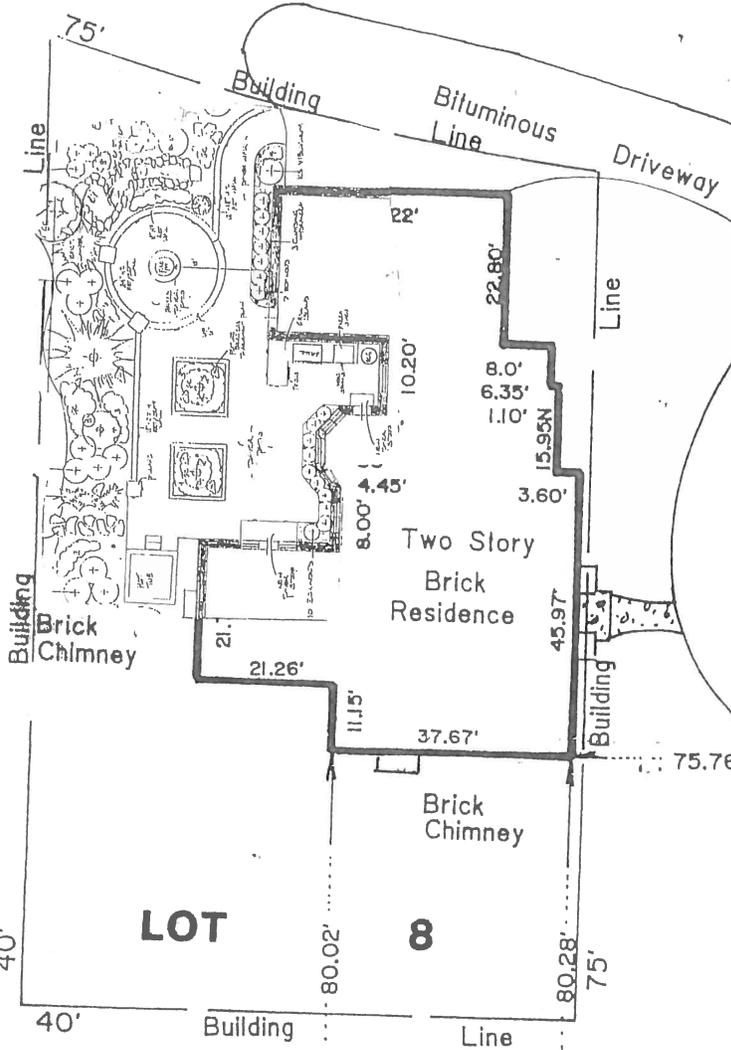
# Plat of Survey

60.02'  
R=395.0'  
**PINECONE**

20' Bituminous Road  
143.54'  
R=450.0'  
**DRIVE**

33' Private Road, Utility & Drnanage Easement  
10' Utility Easement

276.71'



**COURT**

20' Bituminous Road  
**HIGHLAND**

243.45'

10' Drainage Easement

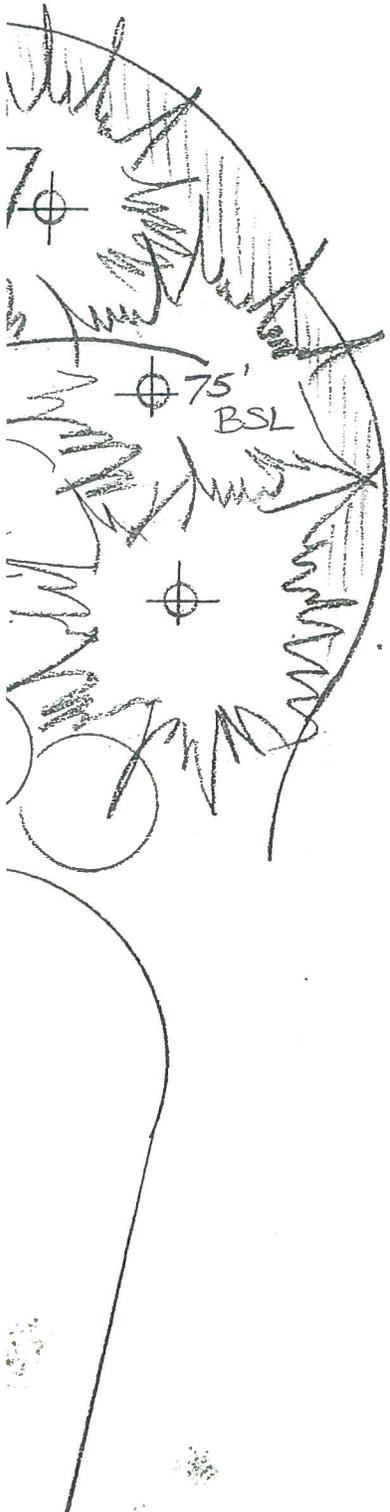
200.00'

1. FOR BUILDING RESTRICTIONS YOUR DEED, AND DEVELOPMENT

3	JUNIPERUS HORIZONTALIS BLUE CHIP	BLUE CHIP JUNIPER
6	ROSA 'KNOCKOUT'	SHRUB ROSE
1	VIBURNUM 'KOREANSPICE'	KOREANSPICE VIBUR
1	MALUS 'LOUISA'	LOUISA CRAB

**PERENNIAL SCHEDULE**

#	BOTANICAL NAME	COMMON NAME
1	PANICUM 'NORTHWIND'	SWITCH GRASS
2	PANICUM 'NORTHWIND'	SWITCH GRASS
3	HEUCHERA 'GEORGIA PEACH'	CORAL BELLS
4	ANNUAL FLOWERS	ANNUAL FLOWERS
5	ANNUAL FLOWERS	ANNUAL FLOWERS
6	HEUCHERA 'GEORGIA PEACH'	CORAL BELLS
7	ANNUAL FLOWERS	ANNUAL FLOWERS
8	MISCANTHUS 'LITTLE ZEBRA'	LITTLE ZEBRA GRASS
9	HEAUCHERA 'PALACE PURPLE'	CORAL BELLS
GC	PACHYSANDRA	PACHYSANDRA



**LIGHTING KEY:**

- PATH LIGHT
- SPOT LIGHT
- WALL/STEP LIGHT

# LORENZO RESIDENCE

6211 PINE CONE CT  
LONG GROVE, IL 60047

APRIL 8, 2014  
BY: *MSH*

**APPLE LANDSCAPING, LTD.**  
PROFESSIONAL  
LANDSCAPING  
SERVICES

