

Item #1:

**Report Of The June 20, 2011 Architectural Commission Meeting
A. Signage For Spa O Nails & More**



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, June 20, 2011 at 7:00 P.M.

CALL TO ORDER:

ACTION ITEMS:

1. Approval of the May 16, 2011 Draft Meeting Minutes.
2. Consideration of a request for signage for Building "E" (Spa O Nails & More) within the Sunset Grove PUD, submitted by All Way Signs.
3. Consideration of a request for modification to previously approved signage for "Exit Global Realty Pros" 238 Robert Parker Coffin Road and zoned within the B-1 Historic District submitted by Sign-A-Rama on behalf of Dominick DiMaggio.
4. Consideration of a request for modification to previously approved signage for "The Olive Tap" 240 Robert Parker Coffin Road and zoned within the B-1 Historic District submitted by Sign-A-Rama on behalf of Rick Petrocelli
5. Consideration of a request for exterior modification (handicapped ramp) and signage for property commonly known as 350 Old McHenry Road and within the B-1 Historic District submitted by Katherine Stevens.
6. Consideration of a request for window treatments for the CVS Pharmacy Building, Route 83 and Aptakasic Road within the Sunset Grove Development, Submitted by LSI Graphic Solutions Plus.

OTHER BUSINESS: NONE

ADJOURNMENT: Next Scheduled Meeting: July 18, 2011, @ 7:00 P.M.

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



ITEM #2: For the ARCHITECTURAL COMMISSION on MONDAY, June 20, 2011 @ 7:00 P.M.

REQUEST: Consideration of a request for signage "Spa O - Nails & More", Sunset Grove, Building "E", within the HR-1 PUD District, submitted by All Way Signs.

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.

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. The "Spa O" signage is proposed for the tenant space between "Zengeler Cleaners" & Sportsclips".

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 two wall signs on the south and west facades of "Building E" in the locations 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 is as follows;

	<u>Proposed Sq. Footage</u>	<u>Sq. Footage Allowed per PUD Approval</u>
West Elevation:	9'2" x 3'-2" (19.9 sq. ft.)	56 sq. ft.

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

MATERIALS & ILLUMINATION

The signage is proposed to be individual channel letters with a black, white & red finish. A red logo is also proposed. Letters will be mounted on an aluminum frame painted to match the raceway color and fastened to the wall of the building. The color pattern (red, white & black) is consistent with the previously approved signage at this location.

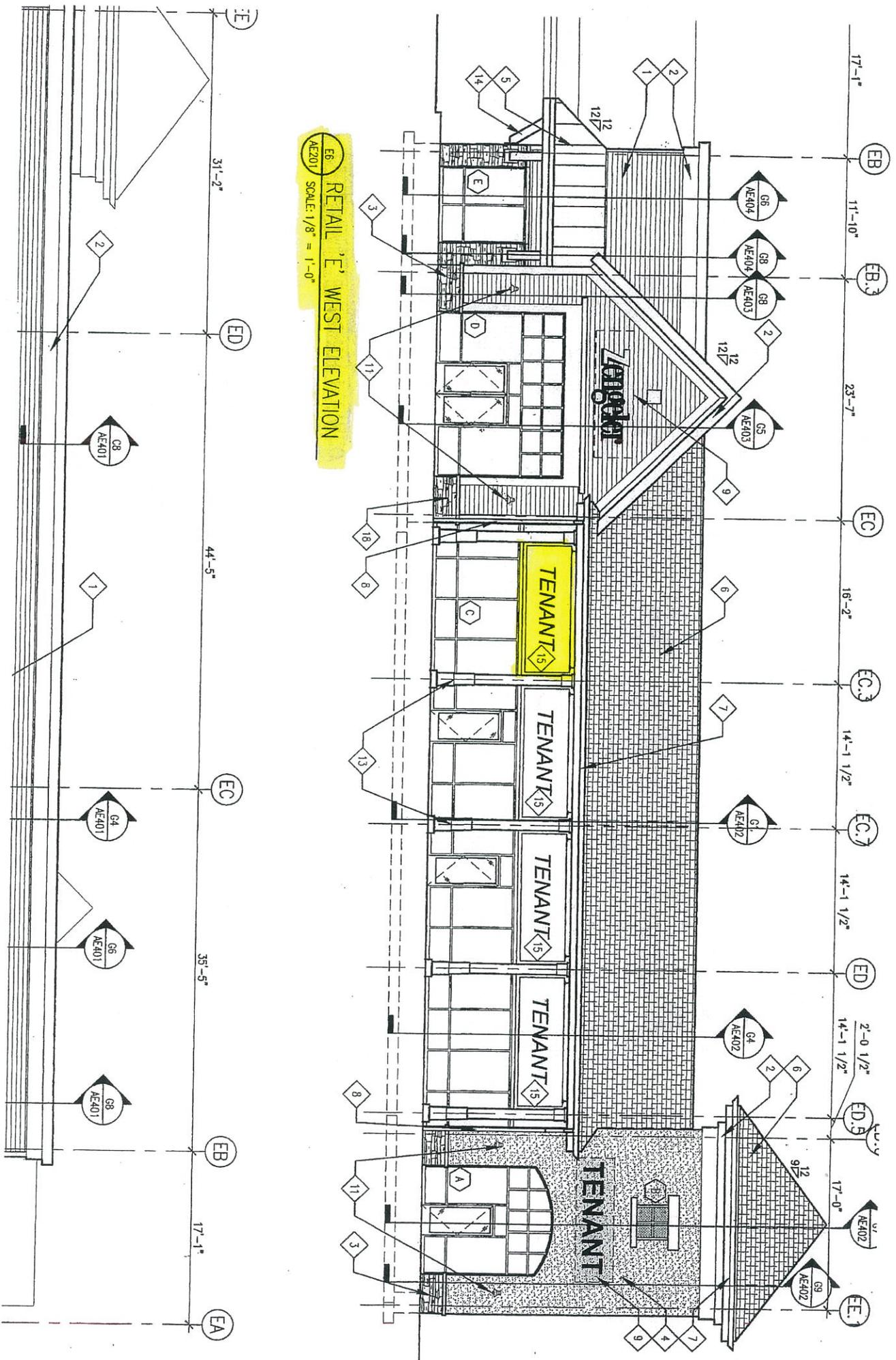
Signs are proposed to be illuminated in LED backlighting . Backlighting of signage utilizing LED's has been deemed acceptable at this location.

ARCHITECTURAL COMMISSION DECISION:

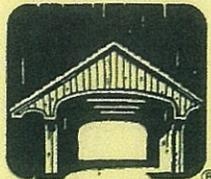
Signage as proposed is approvable per the Village Code and final PUD approval.

The AC may wish to make comments on the overall aesthetics of the signage (e.g. color and materials) to the petitioner.

EB RETAIL 'E' WEST ELEVATION
AE20 SCALE: 1/8" = 1'-0"



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:	SPA O Nails & More	BUS. PHONE #:	
BUSINESS ADDRESS:	4188 B Rt 83		
BUSINESS OWNER'S NAME:	Mi Sun Lee	ALTERNATE PH. #:	847-331-5796

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

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:

- 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:

1657 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.

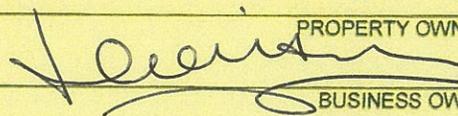
SIGN CONTRACTOR:

NAME:	All WAY SIGN	PHONE #:	773-794-1301
ADDRESS:	4453 N. ELSTON AVE CHICAGO, IL 60630		(Danny)

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.)

**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, to better understand the basis for sign permit approval.

RETAIL BUSINESSES:

TOTAL FLOOR AREA OF BUSINESS	MAXIMUM SIGN AREA (SQ. FT.) PERMITTED IN BUSINESS DISTRICTS		
	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 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 (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 #:

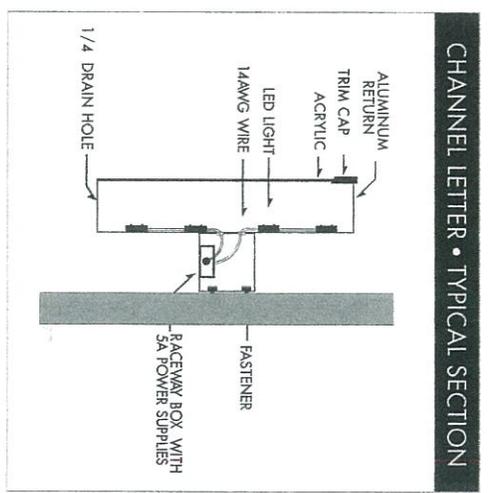
Date of Issuance:

Signature Of Village Zoning Official

Signature of Village Official Issuing Building Permit



Scale: 1/4" = 1'0"



Total Sq.Ft.: 19.9ft²
 Returns: Bronze
 Trim cap: Black
 Face: Black Dual Color
 Illumination: L.E.D

Black Dual Color



ALL WAY SIGN
 4453 N. ELSTON AVE., CHICAGO, IL 60630
 Phone: 773-794-1301 Fax: 773-794-1260

Item #1:

**Report Of The June 20, 2011 Architectural Commission Meeting
B. Signage For Exit Global Realty Pros**



ITEM #3: For the ARCHITECTURAL COMMISSION on MONDAY, June 20, 2011 @ 7:00 P.M.

REQUEST: Consideration of a request for modification of previously approved signage for “Exit Global Realty Pros”, 238 Robert Parker Coffin Road within the B-1 Historic District, submitted by Sign-A-Rama on behalf of Dominick DiMaggio.

HISTORY/STAFF REVIEW:

The property in question is located on the southeast side of Robert Parker Coffin Road east of the intersection of Old McHenry Road. The business is established below the “Olive Tap”.

The petitioner is previously requested two signs which were approved. One (1) wall sign measuring 20” x 48” (6.4 square feet) placed on the front (north side) of the structure and one freestanding sign measuring 30” x 36.4” (7.6 square feet) located on the west side of the structure. Both sign faces were single sided. The petitioner now wishes to modify this request convert the wall sign to a hanging sign (not yet erected) to a hanging sign. The proposed hanging sign would be double faced. The freestanding sign will remain unchanged and the wall sign eliminated.

The proposed hanging sign will measure 24” x 36” (6 square feet) and would hang perpendicular to Robert Parked Coffin Road. Materials out of which the sign will be constructed are ½” thick “Omega Board”. The signage would be brown & white with the “Exit” logo in teal with regard to the color scheme and consistent with the previously approved ground sign. A decorative bracket, black in color, is proposed to suspend the sign. Signage appears to be non-illuminated.

Square footage of the commercial space for which the signage is being requested is approximately 1400 square feet. For retail spaces containing 1001 to 3000 sq. ft. of floor area 20 square feet of signage may be allowed per the Village Zoning Code (excerpt below).

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (13.5 square feet), the request is within the maximum square footage limitation for the floor area at this location and represents less square footage than previously approved.

Per the village sign regulations both signs (ground & hanging sign) are 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:

(d) Business District Signage. The cumulative size of all signs permitted by this ordinance shall be governed by the square footage of the associated business as follows:

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

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

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

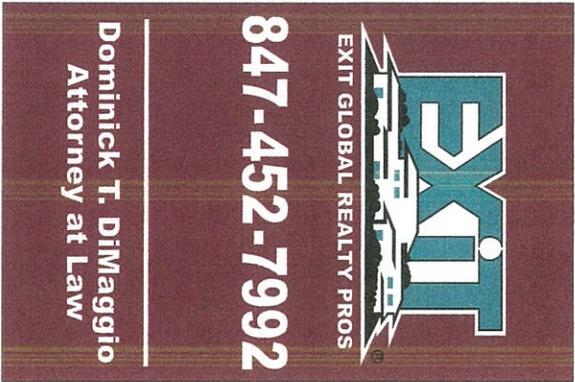
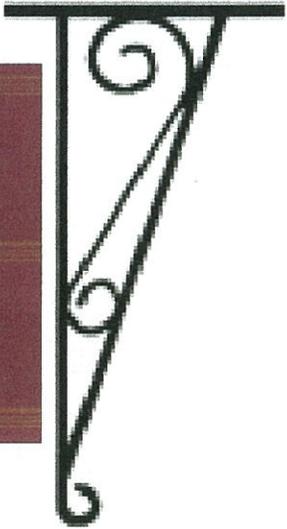
(i) For each additional 2,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 50 square feet.

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

ARCHITECTURAL COMMISSION DECISION:

The 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.

exterior sign



Customer: **Dominick T. DiMaggio**
Company: **Exit Realty**
address: **238 Robert Parker Coffin Road**
City: _____ State/ZIP: _____
Phone: **847-452-7992**
Fax: _____



220 Peterson Rd. Libertyville, IL. 60048
Ph: 847-680-0004 Fax: 847-680-6644
signgirls@tds.net

Job No.: _____ Date: _____
Order Date: _____ Salesperson: _____
Sign Dimensions: _____ Estimator: _____

Comments: **Sign is double sided. 24" w x 36" h**
Hangs perpendicular to building with
scroll bracket.

Item #1:

**Report Of The June 20, 2011 Architectural Commission Meeting
C. Signage For The Olive Tap**



ITEM #4: For the ARCHITECTURAL COMMISSION on MONDAY, June 20, 2011 @ 7:00 P.M.

REQUEST: Consideration of a request for modification of previously approved signage for “The Olive Tap”, 240 Robert Parker Coffin Road within the B-1 Historic District, submitted by Sign-A-Rama on behalf of Rick Pertocelly.

HISTORY/STAFF REVIEW:

Previous Approval:

In 2009 the AC discussed various options with petitioner with regard to the allocation of the signage when the petitioner moved to the present location. Petitioner presently has 3 signs for a total of 16 square feet of signage, one hanging sign on the east end of the building, a wall sign over the entrance and a free standing sign on the west end of the building. A motion was made to approve the request as submitted with modifications as discussed and the condition that any alternative layout be brought back to the AC for further consideration.

Modified Request:

The property in question is located on the southeast side of Robert Parker Coffin Road east of the intersection of Old McHenry Road. The business is established above “Exit Global Realty” (See companion request for Exit Global – Agenda Item 3).

The petitioner is previously requested three signs which were approved in 2009 be modified. One (1) wall sign measuring 3’ x 1.4’ (4 square feet) was placed on the front (north side) of the structure over the entrance, one freestanding sign measuring 24” x 36” (6 square feet) located on the west side of the structure and one hanging sign 3’ x 2’ (6 square feet) located on the east end of the structure. The petitioner now wishes to modify this request convert the wall sign to a hanging sign mirroring the “Exit Global” sign request. The proposed hanging sign would be double faced and measure 2’ x 3’ (6 square feet). The freestanding sign and existing hanging sign will remain unchanged and the wall sign eliminated.

The proposed hanging sign will measure would hang perpendicular to Robert Parked Coffin Road. Materials out of which the sign will be constructed are ½” thick “Omega Board”. The signage would be consistent with the color scheme with the previously approved “Olive Tap” signage. A decorative bracket, black in color, is proposed to suspend the sign. Signage appears to be non-illuminated.

Square footage of the commercial space for which the signage is being requested is approximately 4000 square feet. For retail spaces containing 3001 to 5000 sq. ft. of floor area 30 square feet of signage may be allowed per the Village Zoning Code (excerpt below).

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (16 square feet), the request is within the maximum square footage limitation for the floor area at this location and represents the same square footage as previously approved.

Per the village sign regulations however only one (1) hanging (canopy) signs 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:

(d) Business District Signage. The cumulative size of all signs permitted by this ordinance shall be governed by the square footage of the associated business as follows:

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

MAXIMUM SIGN AREA PERMITTED IN BUSINESS ZONING DISTRICTS IN SQUARE FEET

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

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

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

ARCHITECTURAL COMMISSION DECISION:

The request as proposed is not permissible as two hanging signs would be erected at the site. Petitioner may have one ground sign, one nameplate sign and one wall sign or one canopy (hanging) sign.

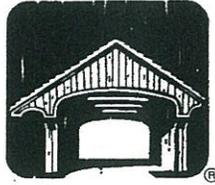
The square footage as proposed is less than the maximum amount of square footage permitted at this location per the Village Code. The color scheme and copy is consistent with the previously approved signage.

The request may be made approvable if the petitioner is willing to mount the existing hanging sign on the east end of the structure to the wall. Converting this hanging sign to a wall sign (with the elimination of the existing wall sign) would make the request conforming with the Village Code and therefore approvable.

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.

FOR OFFICE USE ONLY:

ARB Received:	
ARB Reviewed:	
ARB Approved:	
Village Bd. Approved:	



VILLAGE OF
LONG GROVE

FOR OFFICE USE ONLY:

Date Received:		
Permit No.:		
Date Issued:		
Township:		
Sec:	T:	R:
PIN No.:		
Zoning:		

SIGN PERMIT
ARCHITECTURAL BOARD APPLICATION

BUSINESS NAME:	THE OLIVE TAP	BUS. PHONE #:	847 478 8741
BUSINESS ADDRESS:	240 ROBERT PARKER COFFIN RD.		
BUSINESS OWNER'S NAME:	RICK PETROCELLY	ALTERNATE PH. #:	224-565 0870

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	REPLACEMENT - SUBSTITUTE EXISTING MAIN ENTRANCE
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The Architectural Board 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:

- 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:

4,000+ sq. ft.

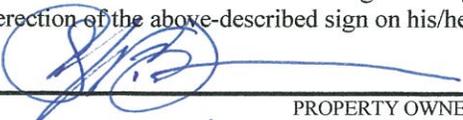
- PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - DIMENSIONS 24 x 36
 - SAMPLE OF COLORS ON SIGN SEE PHOTO -
 - LETTER STYLE TO BE USED Papyrus Font
 - SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN NONE

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: SIGN A NAMA

NAME:	JAY CASHMAD	PHONE #:	847-680-0004
ADDRESS:	220 PETERSON RD, LIBERTYVILLE JC		

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)
 Stephen F. Douglass

 PROPERTY OWNER(S)' PRINTED NAME(S)


 BUSINESS OWNER(S)' SIGNATURE(S)

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

**SIGN PERMIT
ARCHITECTURAL BOARD 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, 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.	10	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 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 (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 Board.

FEE: \$200.00 per sign

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



PROPOSED SIGN
FACING EAST



EXISTING SIGN
FACING SOUTH

Item #1:

**Report Of The June 20, 2011 Architectural Commission Meeting
D. Building Modifications 350 Old McHenry (Withdrawn)**



ITEM #5: For the ARCHITECTURAL COMMISSION on MONDAY, June 20, 2011 @ 7:00 P.M.

REQUEST: Consideration of a request for signage and exterior modification (handicapped access) for property located at 350 Old McHenry Road within the B-1 Historic District, submitted by Katherine Stevens.

HISTORY/STAFF REVIEW:

The property in question is located on the south side of Old McHenry Road east of the intersection of Old McHenry Road. The property was previously occupied by "The Studio" and is adjacent to the Long Grove Performing Arts Studio.

Per the Village Code all work requiring building permits for exterior modification within the B-1 District require AC review as follows;

Except as otherwise provided in section 2-3-2 of this chapter, the architectural commission shall review all building permit applications for construction within the B1 zoning district (historic business district) and shall withhold its approval of all permit applications which are not in accordance with the Long Grove style as set forth in section 7-2-4 of this code.

ACCESS RAMP;

The petitioner is requesting that 3' wide handicapped access ramp be attached to the left (east) side of the building. This request is to make the building ADA compliant. To utilize the ramp individuals would park on the west side of the building and come around the rear of the structure to gain access to the ramp. This configuration will have the least amount of impact on look of the existing structure from the street.

The design of the ramp is styled to match the existing porch. A "trex" composite material is preferred for durability and texture. The porch decking will be gray and the spindles and rails in white to match the existing porch. A gate is also proposed to be installed to ensure wheelchair bound patients do not accidentally go down the stairs when entering or exiting the building. The gate would be designed to fold back against the existing railing when not in use and would match the railing when being used.

SIGNAGE:

The petition is also requesting a hanging sign to be placed on the wrought iron sign post. This post can accommodate two sign and presently contains previously approved signage for the “Long Grove Performing Arts Academy” (LGPAA).

A double faced sign 28” x 35” (6.7 square feet) is requested. The sign will be constructed in the same manner as the LGPAA sign using a digital print on laminate mounted on PVC Board. The sign will be suspended by S-hooks from the existing wrought iron post.

Square footage of the commercial space for which the signage is being requested is approximately 1780 square feet. For retail spaces containing 1001 to 3000 sq. ft. of floor area 20 square feet of signage may be allowed per the Village Zoning Code (excerpt below).

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (6.7 square feet), the request is within the maximum square footage limitation for the floor area at this location and represents the same square footage as previously approved.

Per the village sign regulations a hanging (canopy) 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:

(d) Business District Signage. The cumulative size of all signs permitted by this ordinance shall be governed by the square footage of the associated business as follows:

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

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

	B1	B2	B2
Total Area of Business in Square Feet	No Arterial Access	Arterial Access	

1-1,000	12	12	20
1,001-3,000	20	20	30
3,001-5,000	30	30	40
5,001 or greater	30	30 ⁽ⁱ⁾	50 ⁽ⁱⁱ⁾

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

ARCHITECTURAL COMMISSION DECISION:

The signage is permissible per the Village Code as submitted. The proposed ramp and gate have been designed to minimize any impacts to the exterior appearance of the existing structure. The exterior modifications are required to make the building ADA compliant.

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.

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



VILLAGE OF
LONG GROVE

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

**SIGN PERMIT
ARCHITECTURAL COMMISSION APPLICATION**

BUSINESS NAME: <u>Long Grove Audiology</u>	BUS. PHONE #: <u>(847) 276-2735</u>
BUSINESS ADDRESS:	
BUSINESS OWNER'S NAME: <u>Katherine Stevens</u>	ALTERNATE PH. #: <u>(847) 732-9663</u>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<u>carved wood, 2-sided hanging sign - laminate on PVC</u>
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The Architectural Commission regularly meets every third (3rd) Monday of the month at 7:00pm in the Village Hall or as otherwise posted. The applicant (or representative) must be present. Please prepare and submit six (6) sets of all of the following information ten (10) days prior to the meeting:

- 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: 1780 sq. ft.

Ramp contractor:
Alt Construction
Mundelein, IL

- 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

28" x 34"

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: Signs Now

NAME:	PHONE #: <u>(847) 566-9020</u>
ADDRESS: <u>610 E. Hawley Street, Mundelein, IL 60060</u>	

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.

prospective owner Katherine E. Stevens
 PROPERTY OWNER(S) SIGNATURE(S)
Katherine E. Stevens
 PROPERTY OWNER(S) PRINTED NAME(S)
Katherine E. Stevens
 BUSINESS OWNER(S) SIGNATURE(S)
Robert Stoll
 - current owner

Architectural Review Board Meeting - June 20, 2011

Long Grove Audiology has been operational in the Long Grove Historic District since November 2006. We are currently renting space in the Mill Pond Shops, at 247 Robert Parker Coffin Road.

We are now under contract with Mr. Robert Stoll to purchase his property at 350 Old McHenry Road. Two proposed projects for this location are presented for consideration by the Architectural Review Board:

1) Ramp for handicapped access

The proposed ramp will extend down the left side of the house, as viewed from the street in front of the property. A small landing will extend from the left side of the porch and the ramp will slope downward as it courses toward the back of the property. The proposed ramp will include an intermediate flat section and will have a slope that meets ADA requirements.

The style of the ramp will match the existing porch, so that from the front it will appear to be an extension of the porch. Guide rails and spindles in this style will extend down the length of the ramp.

Two materials have been considered, treated wood and Trex composite material. Trex is preferred for its durability and texture. The ramp will be made of grey decking material and will have white spindles and rails to match the existing porch.

***Note:** The handicapped access ramp is essential for my business, as I work with many elderly patients who arrive in wheelchairs or use walkers. The ramp is listed as a contingency on my contract to purchase the property, so I am hoping the plans can be approved quickly in order to meet the deadlines on the contract.*

2) Two-sided sign in front of building

There is a wrought iron sign post in front of the property at 350 Old McHenry Road. It currently holds a two-sided sign for the Long Grove Performing Arts Academy. I would like to have a double-sided sign to hang on the other side of the post.

The sign will be made by Signs Now of Mundelein, the same company that made the sign for LGPAA. The sign will be a digital print on laminate, mounted onto a slim piece of PVC board. The dimensions will be: 28 inches tall by 35 inches wide. The sign will hang on S-hooks, exactly as the existing LGPAA sign does.

Colors and logo design will match the sign at my current Long Grove location, shown on the attached sheet.

Additional project related to handicapped ramp:

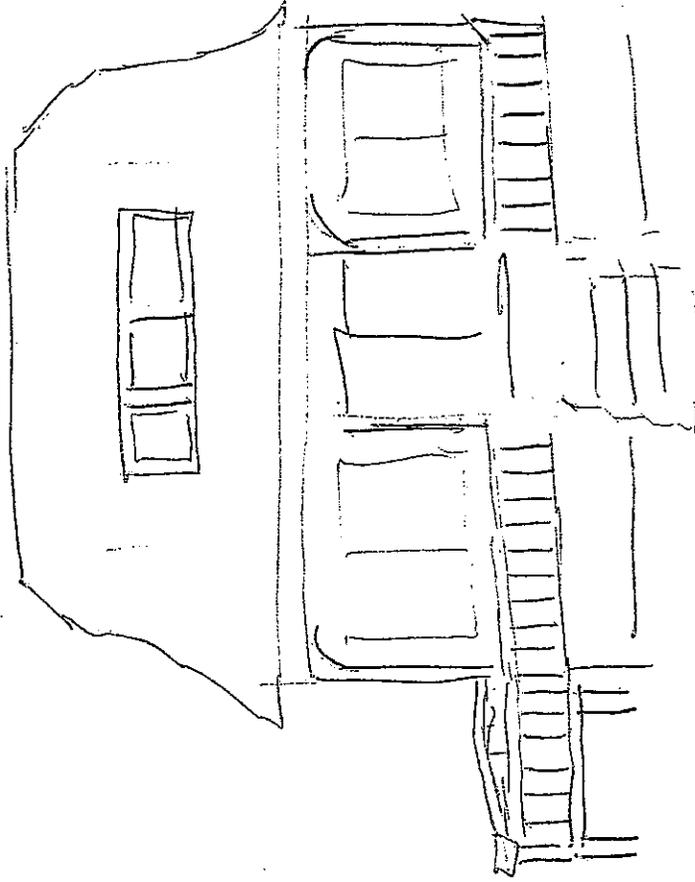
We would also like to install a set of wooden gates to close off the front steps to the porch, to protect clients emerging from the front door in a wheelchair. The gates would match the color and the style of the front porch railing and spindles so it would look like a continuous railing when the gates were closed. When open, the gates would swing into the porch area and lay neatly against the existing railing so the appearance from the front of the house would be unchanged.



View from front, where landing for handicapped ramp will connect with existing porch.

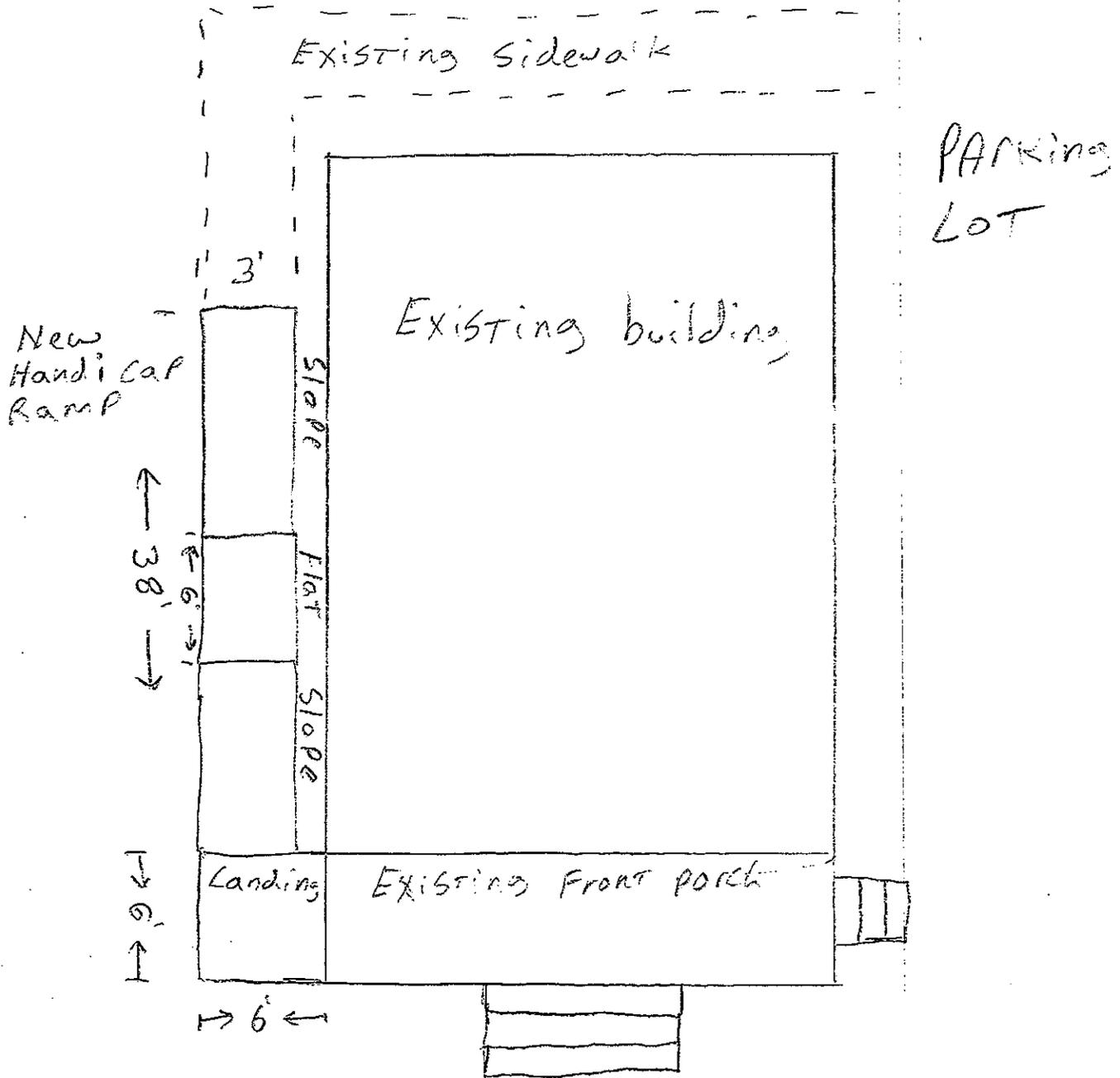


Side of house, where handicapped ramp will extend, toward door near back of house (awning is visible under window)
Because of trees along edge of property it was not possible to get a picture of the side of the house from farther back.



← from edge of porch FRONT VIEW

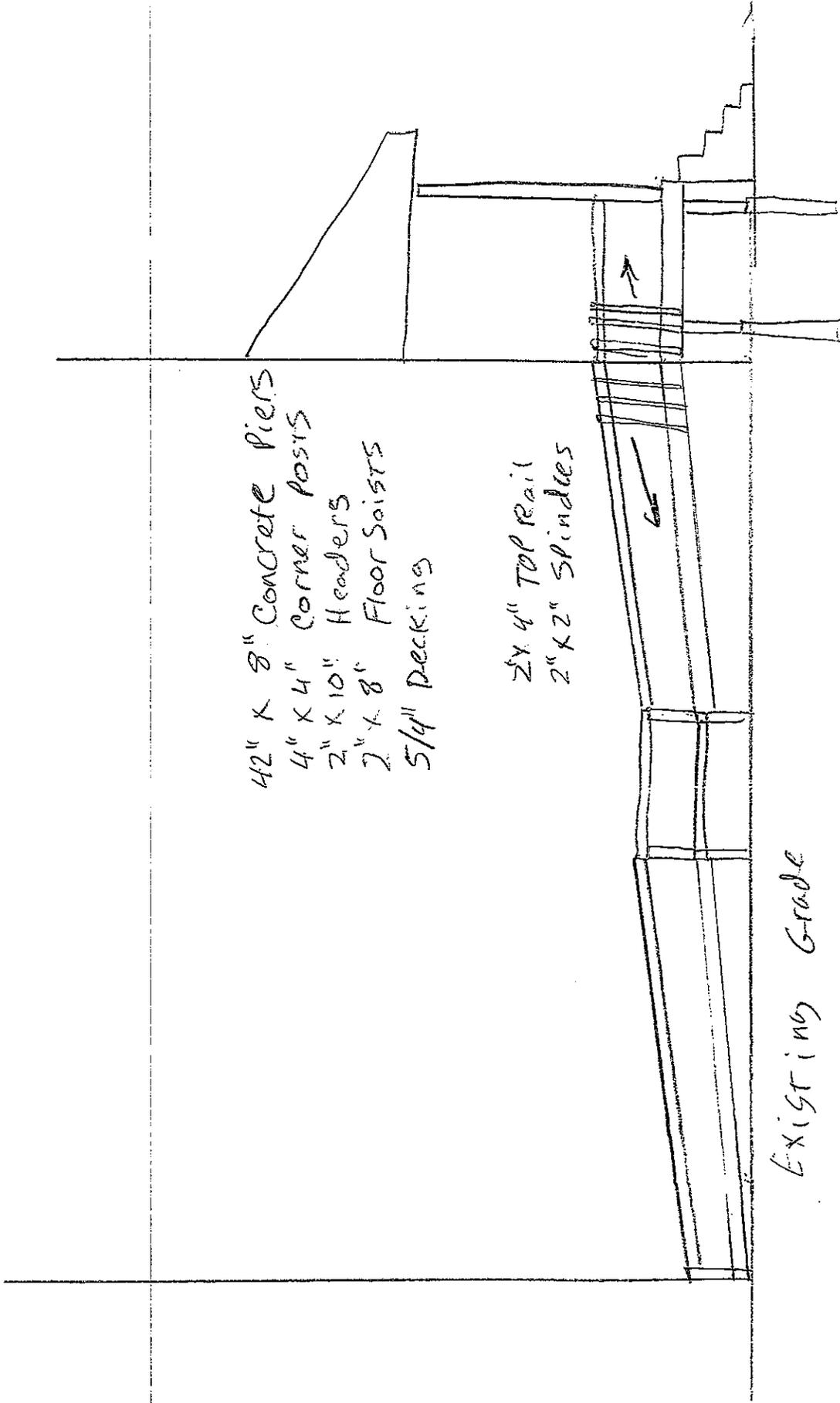
Drawings for Handicap Ramp at 350 Old Mett Henry Road, Long Grove



42" x 8" Concrete Piers
4" x 4" Corner Posts
2" x 10" Headers
2" x 8" Floor Joists
5/4" Decking

2x4" Top Rail
2" x 2" Spindles

Existing Grade



Proposed gates to occasionally close off opening to stairs on front porch.

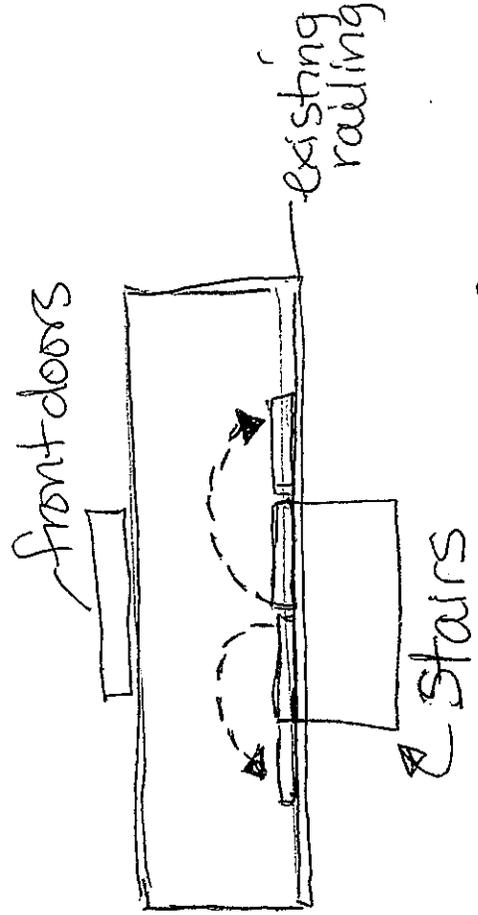
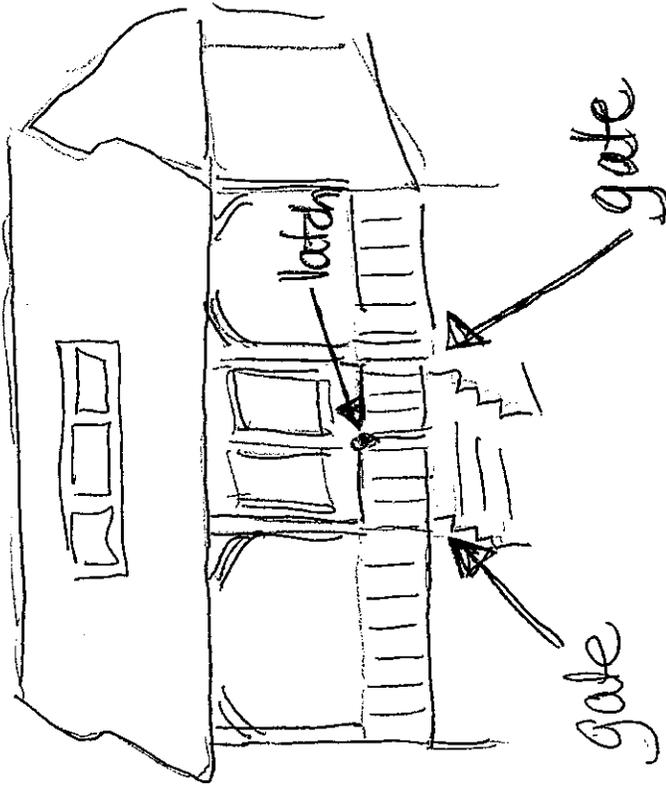
Purpose: To protect clients emerging from front door in wheelchairs or with walkers.

Wooden gates will match existing color and style of porch railing and spindles.

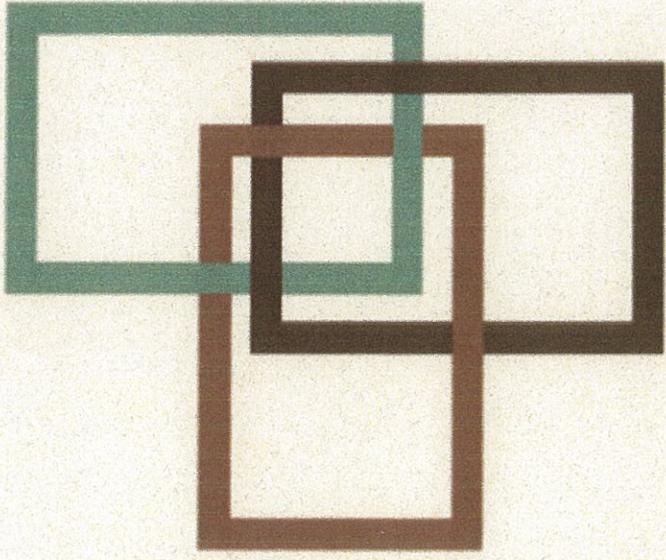
Gates would remain open most of the time, but could swing closed and connect with a latch in the middle.

When open, gates would swing 180 degrees into porch, to lay flat against existing railing. They would not be visible from street and appearance of house would be unchanged.

When closed, gates would appear to be a continuation of the existing railing.



Overhead view of porch gates



LONG GROVE AUDIOLOGY

Sign will be 28 inches tall and 34 inches wide, hanging from S-hooks from an existing black iron frame. Background of logo will be light beige, similar to color of paper.

Sign will be double sided on metal, to match the existing sign for the adjacent business, the Long Grove Performing Arts center.



Front of property



Iron frame holding sign in front of property. Our sign will hang to the right of the Long Grove Performing Arts Academy sign and will be the same size and materials as their sign. It will be made by Signs Now of Mundelein, who also made the sign for the Long Grove Performing Arts Academy.

Item #1:
Report Of The June 20, 2011 Architectural Commission Meeting
E. Window Treatments For CVS Pharmacy

HISTORIC PHOTOGRAPHY

SINGLE LAYER EXTERIOR SCOTCH PRINT INSTALLATION

Description:

Single Sided Digital prints

*Scotchprints

WEST ELEVATION



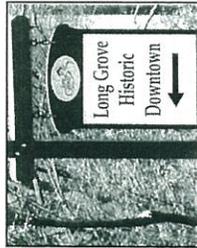
Gosswiler School

1



Clock at Fountain Square

2



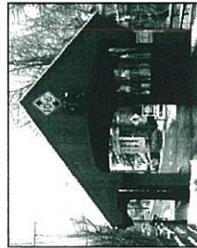
Sign at Robert Parker Coffin and IL 83

3



Sign at Village Hall

4



Covered bridge - at intersection of Robert Parker Coffin and Schaeffer

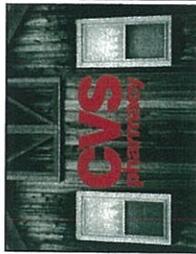
5



"Historical Lane" "Seasons of Long Grove"

6

SOUTH ELEVATION



"Historical Lane" "Seasons of Long Grove"

1



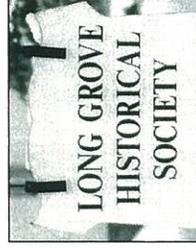
275 Robert Parker Coffin Road

2



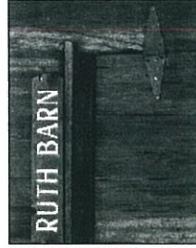
Long Grove Street Banner

3



Historical Society Sign

4



Ruth Barn near door to Village Hall

5



Gazebo in public park behind Village Tavern

6



811 Park East Drive
Woonsocket, RI 02895
Phone 800.866.7446
Fax 401.766.1557
www.lsi-industries.com



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Walgreens
Eggs, Public Museum,
Green 1104

