



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: September 22, 2015
RE: Board & Commissions Report for 9/29/15

This memo is intended to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Commission (AC).

AC – Regular Meeting; 9.21.15 (1 Action Item)

- 1) Consideration of a request for signage and modifications to the approved elevations for “Dunkin’ Donuts” (formerly PNC Bank), 3980 Illinois Route 22, in the Long Grove Commons PUD submitted by ECA Architects & Planners.**

Planner Hogue explained the history of the Long Grove Commons PUD and noted the signage was specific to this development and not necessarily in conformance with the Village sign regulations. Building elevations were also approved as part of the PUD approval.

“Dunkin’ Donuts” is interested in leasing space for a franchise at this location and signage needs to be modified in terms of copy to reflect this change. Zoning will also be required to allow a drive through for the donut shop.

As proposed two (2) wall signs would be placed on north & south elevations of the structure. Both signs would be identical measuring 2.27’ x 10.6’ (24 sq. ft +/-) each or 48 sq. ft. of total signage. Letters would be 12” in height. Signage would be flush mount with aluminum returns & raceways painted to match the structure (Benjamin Moore 2116-10 Nightshade Semi-Gloss). The sign face (logo & letters) are proposed to be white acrylic with vinyl application leaving a white key line border around the lettering. Vinyl colors are proposed to be “3M” Orange, Magenta & Brown (cup logo only). Signage is proposed to be illuminated with white “Nichia” LED illumination.

Signage is proposed to be placed in different locations than previously approved for both “National City” & “PNC Banks”. Bank signage was principally located above the entrance on the south & west elevation and on the gable end of the drive through. PNC had three principal signs measuring 11.6 sq. ft. totaling 34.8 sq. ft. of wall signage. This signage was externally illuminated. Directional and other “secondary” signage was approved but not included in the square footage calculations for the bank signage.

A tenant sign for the pylon sign is permissible provided that it consistent with the existing “slats” on the pylon sign. This does not require AC review and approval.

Exterior alterations are principally limited to the south and west elevations. On the south elevation one window will be removed and replaced with new entry door with materials and style to match the existing entry doors and trim. The existing light fixture over the windows will be removed and replaced with a wall sign.

The west elevation will have the existing drive-up window removed as well as other features (removed and presently boarded up) and replaced with a new drive-thru window. Areas to be filled will utilize materials and finishes to match the existing structure.

All exterior lighting appears to be removed from the building as proposed. The light to be removed on the north elevation will be replaced with the second wall sign.

The AC discussed the request and found that as proposed the architectural alterations to the structure were minor and sympathetic to the style and character of the structure. A concern was raised with the unused drive through bays becoming unsightly. The AC suggested a “maintenance free” treatment of this area of the structure to avoid it becoming an “eyesore”. The AC suggested possible outdoor seating in this area, but also noted a concern with pedestrian safety given the location of the drive through (adjacent to the structure) and potential location of outdoor seating.

With regard to the proposed signage the AC noted a concern with visibility and the contrast of the sign against the existing structure. The AC suggested the signage be placed over the doorway (where the bank signage was previously located). Mr. Eric Carlson, Project Architect; ECA Architects, indicated that Dunkin Donuts was only interested rear half of the building which is why the entry door is proposed as well as sign placement. Additional signage would likely be required should a tenant occupy the front half of the structure. The AC also questioned the need and location of the menu board and other “secondary signage”.

A motion was made by Commissioner Styer to recommend approval of the signage as submitted and the modifications to the approved building elevations subject to the following conditions;

- All exterior elevation modifications shall be consistent with the character and style of the existing structure;
- Building color and replacement materials are to remain consistent with the existing structure;
- The unused drive through lanes shall be treated in a “maintenance free” manner (such as outdoor seating) so as not to become neglected and create an eyesore;
- Menu Board, directional and other “secondary” signage shall be brought back to the AC for further consideration.

On a voice vote; all aye.

**PCZBA; Next Regular Meeting 10.6.15 CSCC; - Next Regular Meeting; 10.7.15
AC; 10.19.15**