



ITEM #2: For the **ARCHITECTURAL COMMISSION** on **MONDAY, December 15, 2014**
@ 7:00 P.M.

REQUEST: Consideration of a request for signage at Long Grove Commons for “The Grooming Lodge” (formerly “Dog Days Grooming”, Building #6, Suite C in Long Grove Commons, RT. 22 & Old McHenry Road, within the B-2 PUD District, Submitted by Only Signs on behalf of Ms. Patricia Anderson

History

In February of 2010 the AC approved one (1) sign constructed of PVC with a cream background a green border with red copy and & brown “paw prints” representing the color scheme. This sign was placed on the structure above the archway near the entrance to the structure. Signage was non-illuminated. This signage measured 18” X 96” (or 1.5’ x 8’ for a total of 12 square feet) at this location. Sixteen (16) square feet of signage was allocated at this location. A change in ownership has prompted this request for revised signage.

As originally approved internally illuminated signage was not specifically prohibited with the development however external signage illumination was preferred . However, overtime the AC has received and approved requests for internally illuminated signage within the development.

Proposed Project:

Petitioners have requested one (1) sign constructed of an acrylic sign face with a green background red copy with a white border representing the color scheme. The sign will be placed on the structure above the archway near the entrance to the structure in approximately the same location as the previously approved sign. Signage is proposed to be LED illuminated. As proposed signage would measure 18” X 105” (or 1.5’ x 8.75’ for a total of 13.1 square feet) at this location. Sixteen (16) square feet of signage was allocated at this location per the PUD approval for Long Grove Commons.

Staff has received a “proof” of the proposed signage which is attached for the consideration of the AC. Staff notes that the sign as submitted is “approvable” with regard to the parameters for signage at this location with the exception of illumination.

Illumination

Internal illumination of signage was not specifically prohibited as part of the PUD approval for Long Grove Commons.

The Village Code, as part of the sign regulations states the following however;

(D) General Standards: The following general standards apply to all signs. Any sign not in compliance with these standards shall be immediately corrected or shall be deemed to be in violation of this chapter.

1. Illumination: Signs shall only be permitted to be illuminated in accordance with the following regulations:

(a) No sign can be self-illuminated or internally illuminated; provided, however, that a business shall be permitted one internally illuminated "open" window sign not to exceed one square foot in area, which sign shall be subject to the review and approval by the architectural board.

(b) Neon illumination of signs is not permitted.

(c) Any illumination of signs shall be constant in intensity and color and there shall be no flashing lights, rotating lights, running lights, or lights that create an illusion of movement.

(d) No sign shall be illuminated in such a manner so as to cause confusion with traffic signals or lights or which might constitute a traffic hazard.

(e) Any light source that is used to illuminate a sign must be located, shielded, and directed as to not be visible from any point on any surrounding streets, public property, adjacent private property or adjacent structures. All artificial illumination shall be so designed, located, shielded, and directed so that it illuminates the sign face area only and prevents the casting of glare.

Per the Final PUD approval ordinance for Long Grove Commons both lighting and signage are at the discretion of the AC as follows;

- A. Lighting Plans. All exterior lighting shall be installed on the Property in accordance with the plans approved by the Architectural Board of Review.
- B. Signage. All signage shall be installed on the Property in accordance with the plans approved by the Architectural Board of Review.

As a side note to date internally illuminated signage has been installed within the development for "Smokin' T's" and the "Long Grove Dental Studio". Illumination as proposed appears to be similar to the previously approved signage. An LED illumination source is proposed the sign specifications (attached).

ARCHITECTURAL COMMISSION DECISION:

The property is zoned B-2 PUD. As such, the sign regulations have been modified by the PUD ordinance. The size of signage was previously determined as part of the PUD process. Materials for signage as well as color appear not to have been determined. It is suggested that consistency in signage as well as the overall character of the development be considered with regard to signage.

Also, the AC needs to determine the appropriateness (and type) of internal illumination at this location. Internal illumination of signage (backlit LED's) was permissible in the Sunset Grove as part of the PUD approval and was allowed for "Smokin' T's and the "Long Grove Dental Studio" within this development.

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

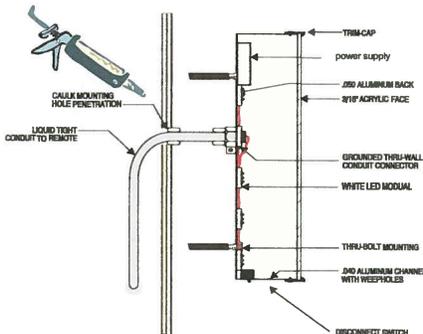
From: "Rafal Ofiara" <onlysigns@email.com>
Subject: **sign application**
Date: October 29, 2014 9:13:13 AM CDT
To: "Patrick Anderson" <patanderson0624@gmail.com>
▶ 2 Attachments, 1.7 MB

Thanks Ralph
Only Signs Inc.
204 Dearborn ct. unit 119
Geneva IL. 60134
630-670-8369
www.bestsignsil.com



onlysigns@email.com 630-670-8369
204 Dearborn crt. unit 119
Geneva IL 60134

letter style :woodplank



Typical U.L. Channel Letters with LED Illumination
Not to scale



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

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

**ARCHITECTURAL COMMISSION
SIGN PERMIT APPLICATION**

BUSINESS NAME: <i>The Grooming Lodge</i>	BUS. PHONE #: <i>847-550-0107</i>
BUSINESS ADDRESS: <i>3976 Road - Ste C</i>	
BUSINESS OWNER'S NAME: <i>Patricia Anderson</i>	E-MAIL: <i>Patanderson0624@Comcast.com</i>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<i>Lightal Box Sign</i>
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The Architectural Commission regularly meets every third (3rd) Monday of the month at 7:00pm in the Village Hall or as otherwise posted. The applicant (or representative) must be present. Please prepare and submit seven (7) sets of all of the following information ten (10) days prior to the meeting:

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

1200 sq. ft.
3. PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - (a) DIMENSIONS
 - (b) SAMPLE OF COLORS ON SIGN
 - (c) LETTER STYLE TO BE USED
 - (d) SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN
 - (e) **FOR REQUESTS IN THE B-1 HISTORIC DISTRICT SEE SUGGESTED DESIGN GUIDELINES FOR SIGNAGE**

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

SIGN CONTRACTOR: <i>Only Signs Inc</i>	
NAME: <i>ONLY Signs Inc</i>	PHONE #:
ADDRESS: <i>204 Dearborn Ct. #119 Geneva IL</i>	E-MAIL: <i>Only Signs @Emsri.com</i>

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.

*Old McHenry LLC
By its manager: C. Overleaf*

Jim Parker Property Manager

PROPERTY OWNER(S)' SIGNATURE(S) *10-31-14*

PROPERTY OWNER(S)' PRINTED NAME(S)

Patricia Anderson

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 Zoning Code, 5-9-5, "Sign Regulations." It is recommended that applicants read the entire section, available online at www.longgrove.net, to better understand the basis for sign permit approval.

RETAIL BUSINESSES:

MAXIMUM SIGN AREA (SQ. FT.) PERMITTED IN BUSINESS DISTRICTS			
TOTAL FLOOR AREA OF BUSINESS	B1*	B2	
		NO INDIVIDUAL ARTERIAL ACCESS	INDIVIDUAL ARTERIAL ACCESS
1 – 500 sq. ft.	12	12	75
501 – 1,000 sq. ft.	12	12	75
1,001 – 3,000 sq. ft.	20	20	100
3,001 – 5,000 sq. ft.	30	30	125
5,001 or greater	30	30 ¹	125 ²
¹ For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 50 sq. ft.			
² For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 145 sq. ft.			

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

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

SUBDIVISION IDENTIFICATION SIGNS:

Not more than one (2) signs per entrance to subdivision; total signage not to exceed 40 sq. ft.

FEE: \$50.00 per sign

SUBDIVISION DEVELOPMENT SIGN:

FEE: \$100.00 per sign

OFFICE & OFFICE RESEARCH DISTRICT:

Maximum two (2) signs, not to exceed 100 sq. ft. total combined dimension; 50 sq. ft. maximum per sign.

Number of signs must be approved by Architectural Commission.

FEE: \$200.00 per sign

***SEE DESIGN GUIDELINES FOR THE B-1 HISTORIC DISTRICT (ATTACHED)**

<i>FOR OFFICE USE ONLY</i>					
<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>				