

**Item #2:**  
**Report Of The December 20, 2010 AC Meeting**  
**A. Long Grove Community Church - Sign**



**AGENDA**  
**ARCHITECTURAL COMMISSION**  
**REGULAR MEETING**  
Monday, December 20, 2010 at 7:00 P.M.

**CALL TO ORDER:**

**ACTION ITEMS:**

1. **Approval of the October 18, 2010 Draft Meeting Minutes.**
2. **Consideration of a request for sign replacement for the Long Grove Community Church within the R-1 Residential District, submitted by North Shore Signs.**
3. **Consideration of a request for replacement subdivision identification signage for the Brookstone Subdivision within an R-2 PUD Residential District, submitted by Mr. James A. Cox, President, Brookstone H.O.A .**
4. **Consideration of a request for signage on "Building E" within the Sunset Grove Development and zoned HR-1 PUD District, for "SportClips" submitted by Mr. Larry Schumacher.**
5. **Consideration of a request for modification of plans for "Chase Bank"; 4196 Route 83 and within the Sunset Grove Development, including the site plan, signage, elevations, landscaping plans and zoned HR-1 PUD District, submitted by Timothy R. Meseck, TAP Ltd.**
6. **Consideration of a request for building lighting on the exterior of the CVS building ("Building D") within the Sunset Grove Development and zoned HR-1 PUD District, submitted by Mr. Kurt Wandrey, Lakewood Real Estate Solutions LLC .**

**OTHER BUSINESS:**

**ADJOURNMENT:** Next Scheduled Meeting: **February 7, 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.



## MEMORANDUM

TO: Village President and Village Board  
FROM: James M. Hogue, Village Planner  
DATE: January 4, 2011  
RE: Board & Commissions Report for 1/11/11

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 Board (AB).

### **AB; 12.20.10 – 5 Action Items**

#### **1. Consideration of a request for sign replacement for the Long Grove Community Church within the R-1 Residential District, submitted by North Shore Signs.**

Planner Hogue explained the request noting the petitioner is proposing more or less a one for one replacement of existing signage. Both faces of the free standing sign along Route 53 will be replaced as will the copy on the Church Sign adjacent to the church building. The free standing sign will have one double faced panel measuring 8' x 4' (32 square feet of signage per face) and two additional double faced "riders" measuring 1' 2" x 5' 5" (6.27 sq. ft.) each are proposed to be added to the sign. These riders do not presently exist and will add approximately 12.5 sq. ft of signage to the free standing sign. The "bulletin" church sign adjacent to the church will have 20 square feet of non-changeable copy signage inserted into the existing sign frame. Copy will be consistent on both signs. All signage will be non-illuminated, black, white & green in color. Alumacor panels with digitally printed vinyl lettering will be used in all signs as proposed.

This was information was confirmed by the petitioner at the meeting.

The AC liked the look of the sign but noted that the times on the "riders" may need to be modified from time to time should times of worship change.

A motion was made by Commissioner Connolly, seconded by Commissioner Calas, to accept the signage as submitted with the condition that minor changes to the to the "riders" (such as the time of fellowship or worship) may be changed without further AC review provided the square footage of the signage is not altered. On a voice vote, all aye.

#### **2. Consideration of a request for replacement subdivision identification signage for the Brookstone Subdivision within an R-2 PUD Residential District, submitted by Mr. James A. Cox, President, Brookstone H.O.A.**

As no representative of the HOA was present Planner Hogue explained the request. As proposed the existing wooden signs (installed by the developer of the subdivision) would be replaced with Lannon Stone outcroppings as sign faces. The stone sign faces would be placed on concrete pads approximately 7' x 1.5' and 42" deep. Signs would be located in approximately the same places as the wooden signs are presently at both entrances to the subdivision.

Based upon staff review of the proposal, each sign face would be single sided and measure (6' x 4') for approximately or approximately 24 square feet of area. The area of copy, which is the area of the sign face used in calculating sign size, is substantially less than the total area of the sign face. Based on the photographs submitted by the petitioner, it appears that both signs will not exceed 40 square feet in area (as defined in the Village Code) and will be in conformance with the Village Code. The copy will be black in color and affixed to the sign face. No illumination or additional landscaping is being proposed at this time.

The AC had the following questions/concerns with the proposed signage;

- Consider reducing the size of the base to minimize any problems with settling which may occur once the sign is put in place.
- Be aware that any future illumination of the signage will require AC review and approval.
- Provide a detail on how the signage will be mounted to the base.
- Provide a site plan with the number & general location of the signs (a maximum of two signs not to exceed a total of 40 sq. feet; 20 sq. feet max. per sign in this case may be allowed).
- Have the font on the proposed signage remain consistent with the current & existing signage.
- Provide the dimensions of the area of the sign containing the "copy" (i.e. Brookstone).

Staff was directed to send the petitioner a letter identifying these concerns (letter sent 12/22/10) and asking that this information be provided for consideration at the meeting of February 7, 2011. No other action was taken on this request at this meeting.

**3. Consideration of a request for signage on "Building E" within the Sunset Grove Development and zoned HR-1 PUD District, for "SportClips" submitted by Mr. Larry Schumacher.**

Planner Hogue explained the request as it related to the PUD approval for the Sunset Grove Development. Petitioner is proposing a single wall sign on the west facade of "Building E" in the location approved as the "Designated Zone for Placement of Signage and Graphics" and 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'.9" x 2.0' (19.5 sq. ft.)	56 sq. ft.

As proposed the signage is within the allowable square footage for such signage as allowed by the PUD approval ordinance. The signage is proposed to be individual channel letters with an acrylic face in a red, white and black color scheme. Letters will be mounted on an aluminum back panel painted to match the wall color. LED backlighting is proposed for illumination. This is consistent with other signs within the development.

Petitioners representative noted that the LED back lighting is state of the art and safer than neon signage and provides more brilliant signage with lower voltage and less glare.

The AC liked the look and color selection for the proposed signage. A motion was made by Commissioner Connolly, seconded by Commissioner Brockman to accept the signage for “SportClips” on “Building E” within the Sunset Grove development as proposed. On a voice vote, all aye.

**4. Consideration of a request for modification of plans for “Chase Bank”; 4196 Route 83 and within the Sunset Grove Development, including the site plan, signage, elevations, landscaping plans and zoned HR-1 PUD District, submitted by Timothy R. Meseck, TAP Ltd.**

Mr. Meseck explained the modifications to the previously approved elevation noting that Chase Bank now wishes to offer safety deposit boxes as a service to their customers at this location. Access to the safety deposit boxes would be through the lobby of the bank building. He presented two options, “Option A” which is the preferred option by Chase Bank and “Option B” which could work but provided difficulties with internal pedestrian traffic in the bank and was not the preferred option.

The façade on “Option A” could be modified with opaque windows to more closely match the opposite side of the building and preserve the symmetry of the structure. “Option B” provides a more balanced symmetry (as was originally approved) to the elevation of the building but does not work well with the internal building layout.

After discussion concerning modifications to the interior of the structure and exterior aesthetics of the building façade, the AC requested modifications to “Option A” as follows;

- Spandrel Glass window panes be placed in the “bump out” room housing the safety deposit boxes.
- The glass color is to match the color of the shades in the building.
- An amended elevation be submitted identifying the changes to the elevation (See attached “Revised Option A”).
- The amendments are subject to staff review for conformity to the AC recommendation.

A motion was made by Commissioner Tapas, seconded by Commissioner Calas, to accept modification to the approved elevations of the proposed Chase Bank Building within the Sunset Grove Development subject to the conditions as discussed (identified above). On a voice vote; all aye

**5. Consideration of a request for building lighting on the exterior of the CVS building (“Building D”) within the Sunset Grove Development and zoned HR-1 PUD District, submitted by Mr. Kurt Wandrey, Lakewood Real Estate Solutions LLC .**

Mr. Kurt Wandrey, Lakewood Real Estate, explained the ordinance for the Sunset Grove Development as well as the building lighting which had been installed around the perimeter of the roof line of the CVS Building. These had not been approved by the AC and were clearly “Type 2” lighting per the Village Code which does require AC review and approval. He indicated that this type of lighting is found on some CVS buildings. He asked that the AC consider approving this lighting retroactively.

Planner Hogue noted that this lighting was not previously considered by the AC. Other than incidental security lighting, no additional building lighting was proposed or identified on the elevations submitted for AC review and approval. The perimeter lighting has been installed on the building however. As this type of lighting is considered “Type 2” lighting AC review and approval is required. He also noted that Mr. Wandrey and Lakewood Real Estate did present the original elevations for AC consideration. These were presented by the previous developer of the project and inherited by Lakewood. This circumstance has contributed to some of the confusion regarding building lighting but, to his knowledge, no other building lighting of this type was found on other structures in the Village.

After discussion the AC was concerned that this type of lighting would set a precedent for other commercial structures in the Village and particularly within the Sunset Grove Development. It was further noted that this lighting does nothing but outline the building. Given the overall lighting plan for the development this building lighting is not necessary.

A motion was made by Commissioner Connolly, seconded by Commissioner Tapas **not to accept** the retroactive request for the building lighting on the CVS Building within the Sunset Grove development and the lighting be kept turned off at all times and/or removed entirely from the building facade. On a voice vote, all aye.

**CSCC; 1.5.11 Regular Meeting; Cancelled**

**PCZBA; 1.4.11 Regular Meeting; Cancelled**



**ITEM # 2: For the ARCHITECTURAL COMMISSION on MONDAY, December 20, 2010 @ 7:00 P.M.**

**REQUEST:** Consideration of a request for replacement signage for the “Long Grove Community Church” at 112 Robert Parker Coffin Road and within the R-1 Zoning District submitted by North Shore Sign.

**PROPERTY LOCATION:**

The property in question is located on the west side of Robert Parker Coffin Road adjacent to Buffalo Creek Park and near the bridge.

**HISTORY/STAFF REVIEW:**

Based upon reference materials the cornerstone for the Long Grove Community Church was put in place in 1847. Research into the more recent history of the structure indicates a variation was granted to allow a setback of the 30 feet instead of the required 50 feet in 1966. An amendment to a special use permit was also granted in 1994 which amended the special use permit to allow expansion and renovation of the church. There is no mention of signage in any approval documents found to date, excepting temporary “special events” signage as approved by the Village Board.

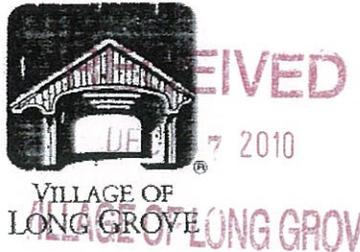
The petitioner is proposing more or less a one for one replacement of existing signage. Both faces of the free standing sign along Route 53 will be replaced as will the copy on the church sign adjacent to the church building. The free standing sign will have one double faced panel measuring 8’ x 4’ (#2 square feet of signage per face) and two additional double faced “riders” measuring 1’ 2” x 5’ 5” (6.27 sq. ft.) each are proposed to be added to the sign. These riders do not presently exist and will add approximately 12.5 sq. ft of signage to the free standing sign. The “bulletin” sign adjacent to the church will have 20 square feet of non-changeable copy signage inserted into the existing sign frame. Copy will be consistent on both signs. All signage will be non-illuminated, black, white & green in color. Alumacor panels with digitally printed vinyl lettering will be used in all signs as proposed.

**ARCHITECTURAL COMMISSION DECISION:**

The zoning code is silent on signage for these type uses. The request appears minimal and serves to identify the use of the property. Signage would be attached to the existing ground sign which would not be expanded save the addition of the sign panel.

The Commission should review the request for reasonableness and aesthetics at this location.

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



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

**SIGN PERMIT  
ARCHITECTURAL BOARD APPLICATION**

BUSINESS NAME: <u>LONG GROVE COMMUNITY CHURCH</u>	BUS. PHONE #: <u>847-438-9470</u>
BUSINESS ADDRESS: <u>RFD 112 ROBERT PARKER COFFIN RD</u>	
BUSINESS OWNER'S NAME: <u>John Seyller</u>	ALTERNATE PH. #:

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING: REFACE EXISTING COLONIAL MAIN I.D. SIGN 4'x5' INSERTS  
REFACE EXISTING ROAD SIDE SIGN 4'x8' P/E W/ 2 HANGING PANELS 14"x65"

The Architectural Board 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:

N/A sq. ft.

- 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:**

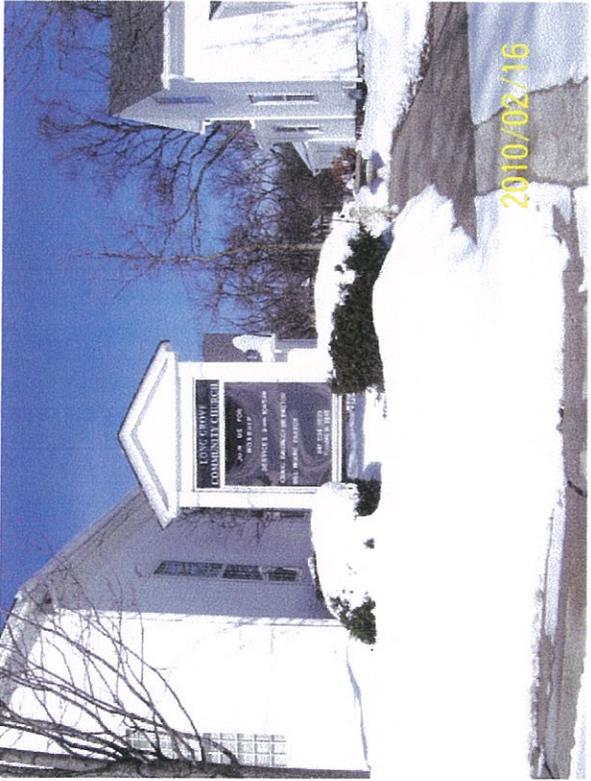
NAME: <u>NORTH SHORE SIGN</u>	PHONE #: <u>847-816-7020</u>
ADDRESS: <u>1925 INDUSTRIAL DRIVE, LIBERTYVILLE, IL 60048</u>	

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.

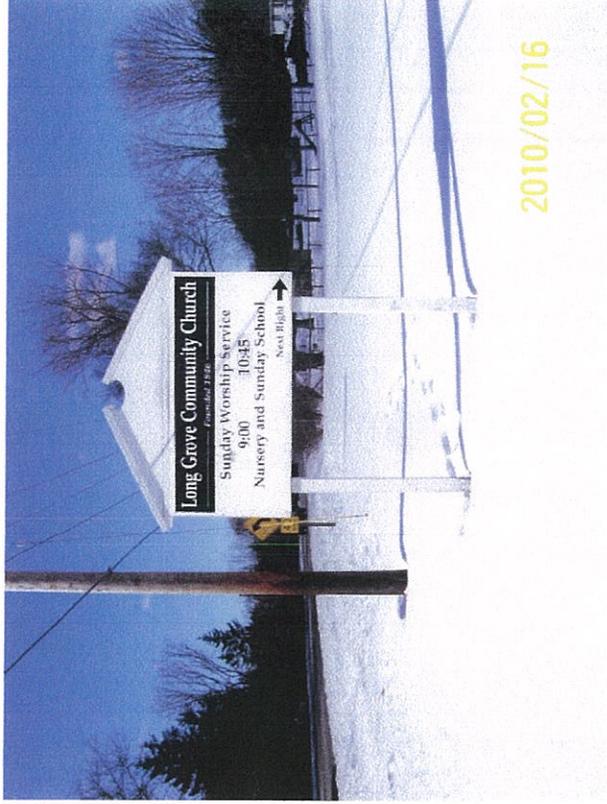
X \_\_\_\_\_ PROPERTY OWNER(S)' SIGNATURE(S)  
 X JOHN A SEYLLER PROPERTY OWNER(S)' PRINTED NAME(S)  
 X \_\_\_\_\_ BUSINESS OWNER(S)' SIGNATURE(S)

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

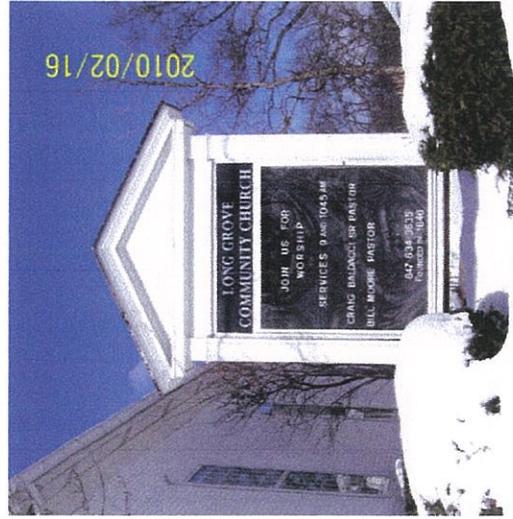
PER: NORTH SHORE SIGN  
Drawing #D8827



Sign B: Church sign



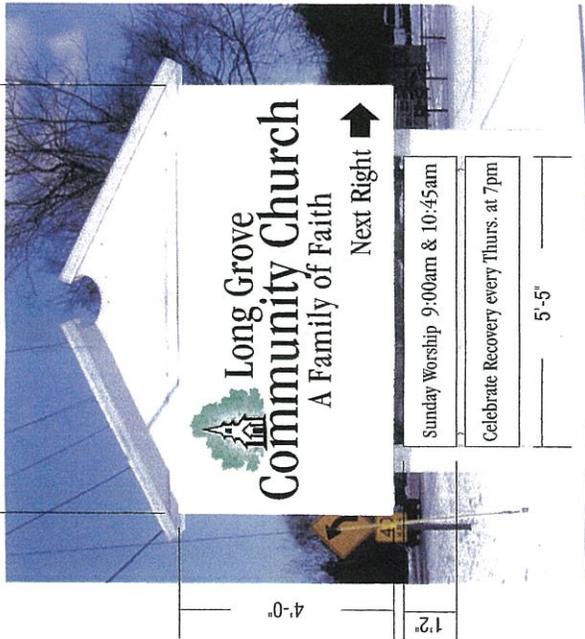
Sign A: 53 Road sign  
East elevation



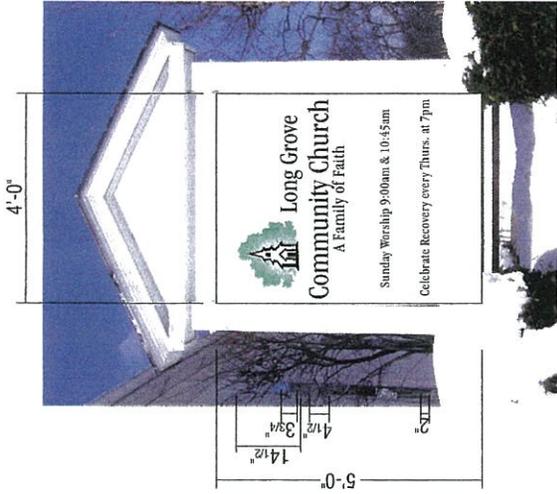
South elevation



West Elevation



East elevation

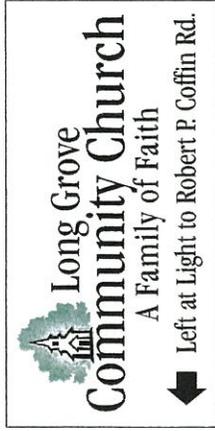


South elevation

**B) REFACE EXISTING NON/ILLUM. D/FACE DISPLAY**

- 3/8" = 1'-0"
- 1/8" THICK ALUMACOR PANELS OVERLAY OVER EXISTING WHITE FINISH / BLACK APPLIED VINYL COPY DIGITAL PRINTED VINYL LOGO

- DOUBLE FACE NON/ILLUM.
- (2) ALUMACOR PANELS / WHITE FINISH BLACK VINYL COPY / CHAIN HUNG EYE BOLTS AND 'S' HOOKS



West elevation

**A) REFACE EXISTING NON/ILLUMINATED S/FACE DISPLAY**

- 3/8" = 1'-0"
- 1/8" THICK ALUMACOR PANEL OVERLAY OVER EXISTING WHITE FINISH / BLACK APPLIED VINYL COPY DIGITAL PRINTED VINYL LOGO



**NORTH SHORE SIGN**

1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020

"Quality Signage Since 1930"



Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of providing a visual representation of the proposed sign design. It is not to be used for reproduction without the written consent of North Shore Sign Company. Distribution or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative services entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights. Copyright 2010 North Shore Sign Company Inc.

REVISED	COMMENTS
B	8/27/10 SPEC CHANGE

LONG GROVE COMMUNITY CHURCH  
LONG GROVE, IL.

SCALE	NOTED	SALESPERSON	SKIP
DATE	2/18/10	DRAWING #	08827
DRAW BY:	AS		

**Item #2:**  
**Report Of The December 20, 2010 AC Meeting**  
**B. Brookstone Subdivision – Replacement Subdivision Sign**



**ITEM #3:** For the ARCHITECTURAL COMMISSION on MONDAY, December 20th @ 7:00 P.M.

**REQUEST:** Consideration of a request for a replacement subdivision identification signs for the Brookstone PUD/Subdivision located at Checker and Schaeffer Roads, submitted by Mr. James A. Cox on behalf of The Brookstone HOA.

#### **HISTORY/STAFF REVIEW:**

##### **Proposed Project:**

The Brookstone PUD received final PUD approval in 2001. As a part of the that subdivision two wooden subdivision entrance signs were constructed at each entrance to the development. Overall the sign dimensions on these existing signs measured 8' x 5' (40 sq. ft.) each. The area devoted to copy, which is the area actually measured for the sign dimension, may be less than 40 square feet.

The request is being made on behalf of Brookstone HOA to allow the installation of a replacement subdivision identification signage at both entrances to the subdivision, one Checker Road the other on Schaeffer Road. Copies of the information pertaining to the proposed signage are attached.

As proposed the wooden signs would be replaced with Lannon Stone outcroppings as sign faces. The stone signs faces would be placed on concrete pads approximately 7' x 1.5' and 42" deep. Signs would be located in approximately the same places as the wooden signs are presently at both entrances to the subdivision.

Based upon staff review of the proposal, each sign face would be single sided and measure (6' x 4') for approximately or approximately 24 square feet. The area of copy, and the area which is calculated for sign size is substantially less than that the area of the sign face. Based on the photographs submitted by the petitioner, it appears that both signs will not exceed 40 square feet in area (as defined in the Village Code) and will be in conformance with the Village Code. The copy will be black in color and affixed to the sign face. No illumination or additional landscaping is being proposed at this time.

#### **SIGN REGULATIONS –**

- (c) **Subdivision Signs.** A sign identifying the location and name of a subdivision may be installed at the entrance of the subdivision, subject to compliance with the following standards:
  - (1) **Number of Signs.** No more than two subdivision identification signs shall be permitted for each subdivision.

- (2) Size. The total area of the subdivision identification signs permitted by paragraph (1) shall not exceed forty (40) square feet in dimension.

Sign Measurement: The term "sign area" shall include the gross surface area of each sign with a single continuous perimeter enclosing the extreme limits of the sign and in no case passing through or between any adjacent elements of the sign. Such a perimeter shall not include any structural or framing elements lying outside the limits of such sign and not forming an integral part of the display.

**ARCHITECTURAL BOARD DECISION:**

The Board should review the request for signage in light of the aforementioned of regulations and render a determination based upon those criteria. As the actual dimensions of the copy area have not been submitted the AC may wish to consider a condition on any motion for approval which stipulates each sign may not exceed 20 square feet in area.

RECEIVED  
DEC 10 2010  
VILLAGE OF LONG GROVE

December 9, 2010

Village of Long Grove  
Attn: Architectural Commission

First, I apologize for the sloppy first request to replace two signs at the entry ways of Brookstone subdivision. Never having done this before, I didn't know what was involved since it is replacement with actually smaller signs.

Anyway, following is all the detail I think you require and all the info that I have including applicable photos.

Our subdivision originally had two wooden signs, one per entrance, approx. 8' long by 5' high. The one at the Richmond Lane entrance has since rotted and been removed. The one at the Pheasant Run entrance is there and photos are included for your review. We want to remove that sign also and put two (2) beige colored Lannon Stone Outcroppings in their place. The new stones are smaller than the existing signs. We will try to place the new stone signs in the same area as the original ones were or are.

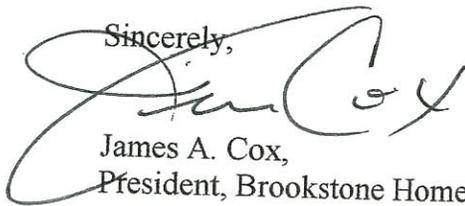
The font of the sign is basic, block and pictures are attached for your review. We also don't have any additional landscape plans as we intend to simply leave what is already there. You can see the landscaping in place from the included photos.

We do not have any plans currently for illumination and the current signs were not illuminated by the original builder either.

We intend to hire Maxx Contractors from Des Plaines to pour a concrete base on which the signs will sit. This base will be approx. 6' to 8' long and about 42" deep (to clear the frost line). We know to call Julie before this happens.

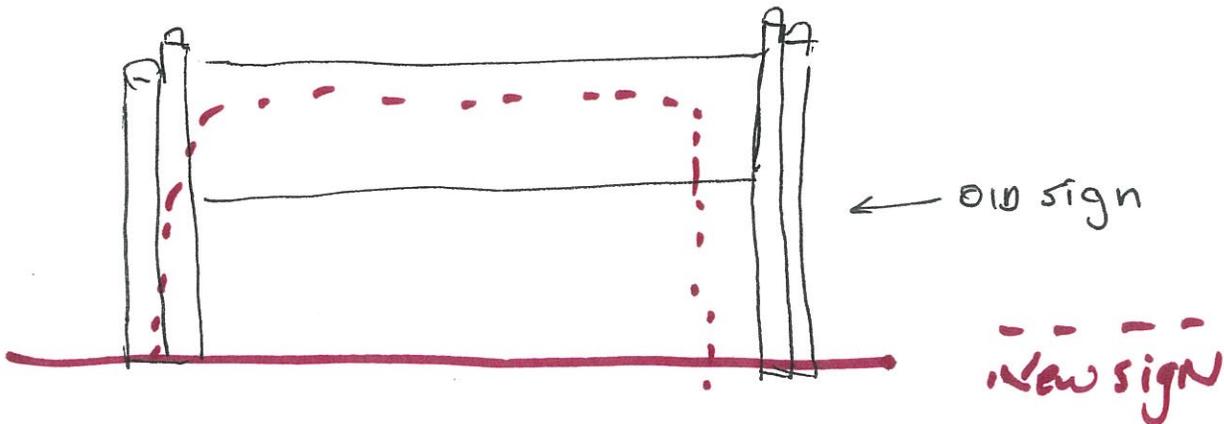
I believe that this letter along with included photos should answer all questions and concerns. The stones will be slightly smaller than the existing signs but also much more attractive and enhance the beauty of our entrances and the Village.

Sincerely,



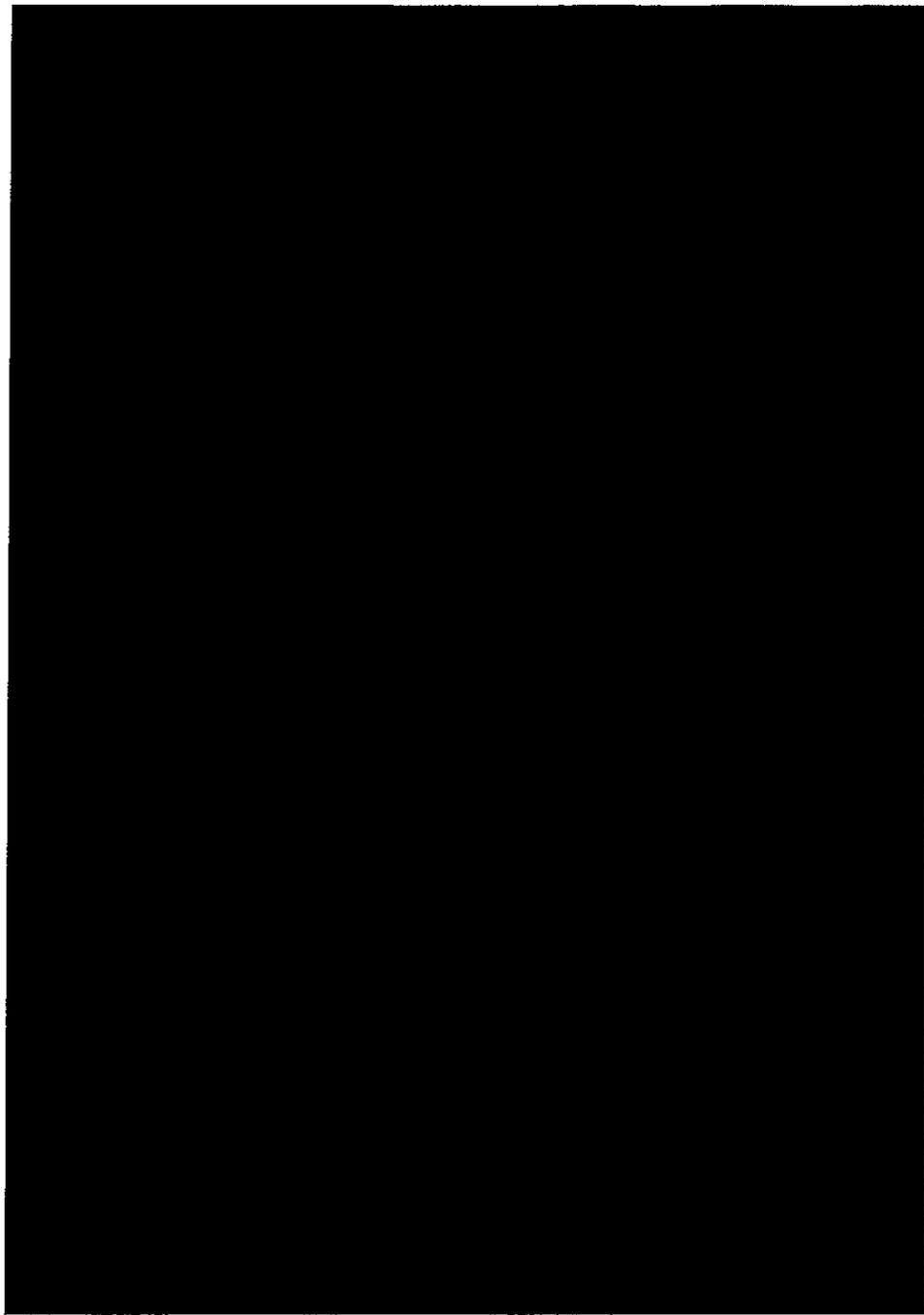
James A. Cox,  
President, Brookstone Homeowners Assoc.

Southwest Corner of  
Chester & Pleasant Run

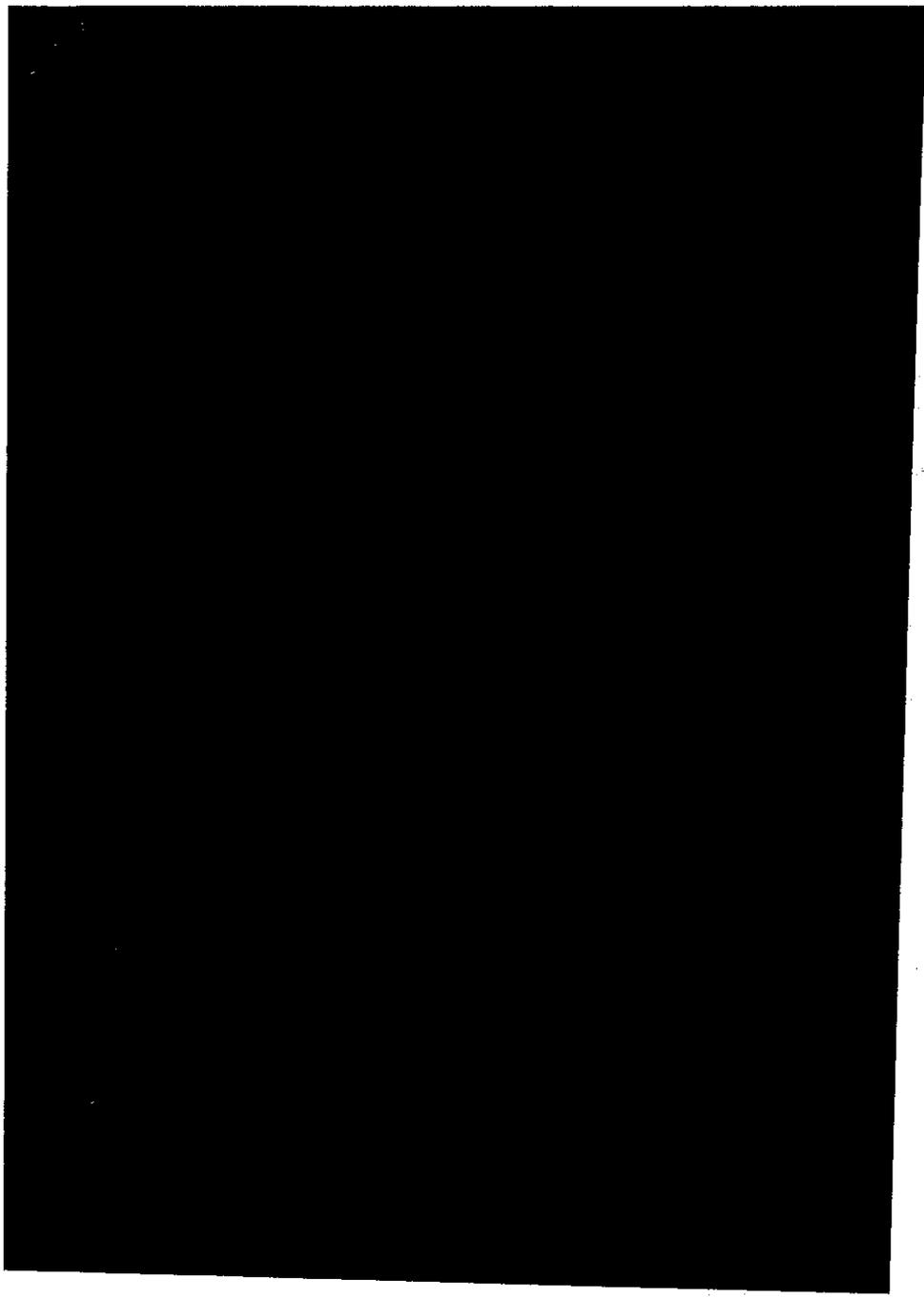




Southwest corner of  
Checker & Pheasant Run.



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Northeast Corner of Schaffer  
and Richmond

Northeast Corner of  
Straffer and Richmond.

**Item #2:**  
**Report Of The December 20, 2010 AC Meeting**  
**C. Sportsclips – Sunset Grove - Sign**



**ITEM #4: For the ARCHITECTURAL COMMISSION on MONDAY, December 20, 2010 @ 7:00 P.M.**

**REQUEST:** Consideration of a request for signage "SportsClips", Sunset Grove, Building "E", within the HR-1 PUD District, submitted by SM Deluxe Sign Company.

**HISTORY/STAFF REVIEW:**

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

Per the final PUD approval ordinance (Ord. 2008-O-27) signage was approved as follows;

- A. Signage. All signage for the Proposed Development shall be located and installed in accordance with the Final PUD Plans. No more than 70% of the "Designated Zone for Placement of Signage and Graphics" depicted on the building elevations included within the Final Signage Plan may be occupied by tenant signage.** "Alternate Sign 'A'", as depicted on the Final PUD Plans, may contain any of the following combinations of "Top Panels" (20 square feet of signage) and "Other Panels" (7.6 square feet of signage), as such panels are depicted on the Final Signage Plan: (i) four (4) Top Panels and zero (0) Other Panels; (ii) three (3) Top Panels and two (2) Other Panels; (iii) two (2) Top Panels and four (4) other Panels; (iv) one (1) Top Panel and six (6) Other Panels; or (v) zero (0) Top Panels and eight (8) Other Panels. The size, color, copy, and materials of all tenant signage including, but not limited to, the window treatments of the drug store (Building "D"), shall be subject to Architectural Commission review and approval. Any approved signage may be replaced by signage in the same location and of equivalent or smaller size, subject to Architectural Commission review and approval. Any other additional or replacement signage must undergo full review for a sign permit and receive Architectural Commission approval in accordance with the Village Code. **Electronic sign boards, neon signage, flashing signage, and internally illuminated signage shall be prohibited.**

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

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

West Elevation - 1 sign;

Placement Zone Dimensions 16' x 5' = 80 sq. ft. x .70 = 56 sq. foot of signage

**PROPOSED SIGNAGE**

Petitioner is proposing a single wall sign on the west facade of “Building E” in the location approved as the “Designated Zone for Placement of Signage and Graphics”. This is consistent with the final PUD approvals.

The size of the proposed signage is as follows;

	<b><u>Proposed Sq. Footage</u></b>	<b><u>Sq. Footage Allowed per PUD Approval</u></b>
West Elevation:	9’ .9” x 2.0’ (19.5 sq. ft.)	56 Sq. ft.

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

**MATERIALS & ILLUMINATION**

The signage is proposed to be individual channel letters with an acrylic face in a red, white and black color scheme. Letters will be mounted on an aluminum back panel painted to match the wall color.

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

**ARCHITECTURAL COMMISSION DECISION:**

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

**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: SPORTCLIPS BUS. PHONE #: 847-998-3417  
 BUSINESS ADDRESS: \_\_\_\_\_  
 BUSINESS OWNER'S NAME: LARRY SCHUMACHER ALTERNATE PH. #: 312-953-1640  
 TYPE OF SIGN(S) FOR WHICH I AM APPLYING: INDIVIDUALLY ILLUMINATED CHANNEL LETTER SIGN w/ WIREWAY

Architectural Commission regularly meets every third (3<sup>rd</sup>) Monday of the month at 7:00pm in the Village Hall or as otherwise notified. The applicant (or representative) must be present. Please prepare and submit six (6) sets of all of the following information ten 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:
- (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:  
1,256 sq. ft.

- PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
- a) DIMENSIONS
  - b) SAMPLE OF COLORS ON SIGN
  - c) LETTER STYLE TO BE USED
  - d) SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN

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

INSTALLER CONTRACTOR:  
 NAME: SM DELUXE SIGN PHONE #: 847-293-9204  
 ADDRESS: 750 BONNIE LN ELK GROVE IL 60007

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

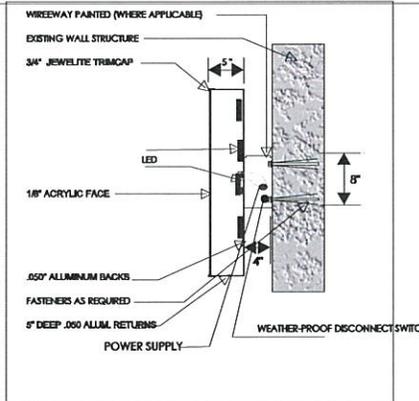
[Signature]  
 PROPERTY OWNER(S) SIGNATURE(S)  
Christopher P. Shaxted  
 PROPERTY OWNER(S) PRINTED NAME(S)  
[Signature]  
 BUSINESS OWNER(S) SIGNATURE(S)



INDIVIDUALLY ILLUMINATED CHANNEL LETTER W/ WIREWAY ( TO BE MATCHED W/ FACIA )  
LOCATION : FRONT OF THE STORE

**Sport** Clips HAIRCUTS

SIGN TYPE	IND. CHANNEL LETTER	IND. CHANNEL LETTER	CHANNEL BOX
FACE	RED	WHITE	WHITE BACK W/ 3M BALCK VINYL
RETURNS	BLACK	BLACK	BLACK
TRIM CAP	BLACK	BLACK	BLACK
ILLUMINATION	RED LED	WHITE LED	WHITE LED



CUSTOMER APPROVAL \_\_\_\_\_

Customer	Drawing #/Revision
Project SPORICLIPS	Date Date revised
Address Long Grove	Scale Sales contact

SMW DESIGN 750 BONNIE LN ELK GROVE VILLAGE IL 60007  
847-806-7740 FAX 847-806-7741 SMDLUXDESIGN@SBCGLOBAL.NET

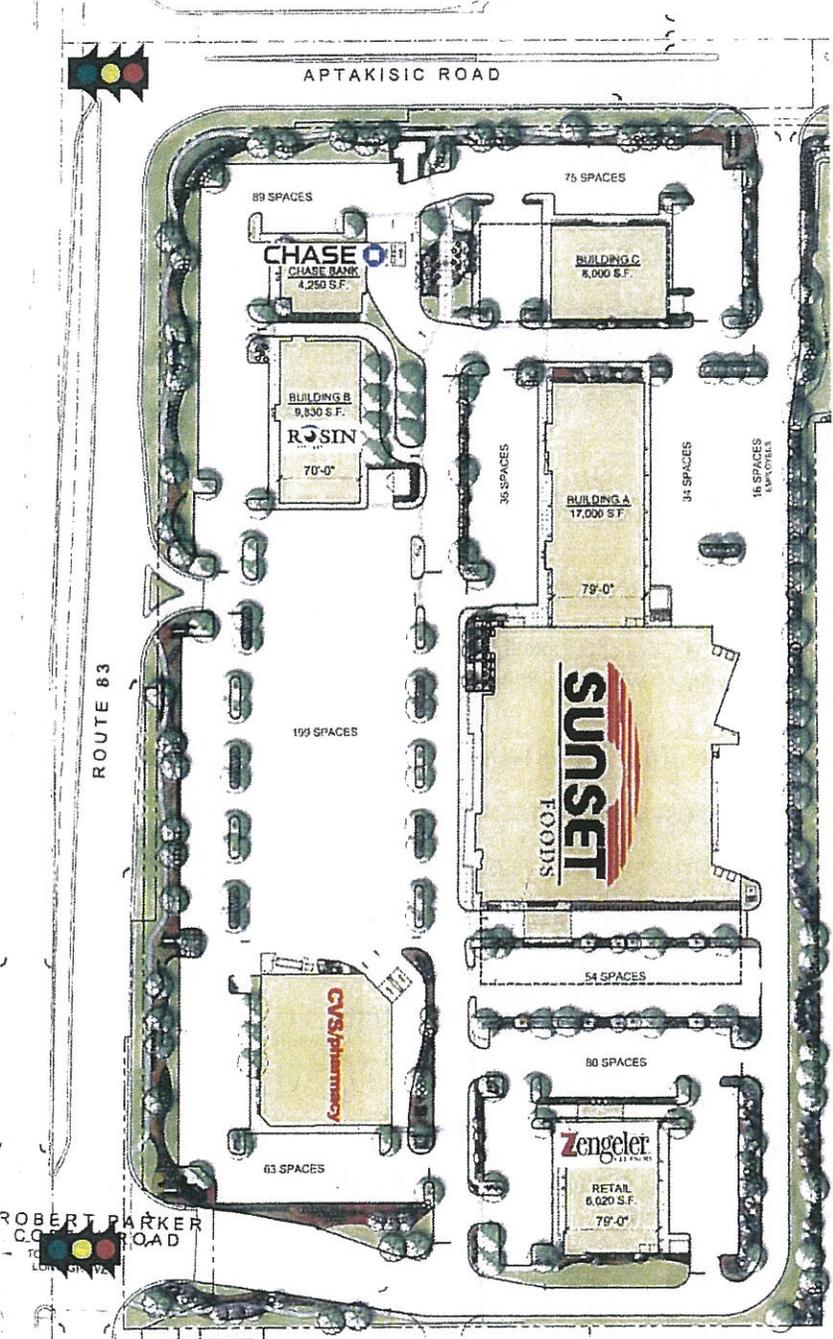
**Sunset Grove**  
 SEC Route 83 & Aptakisic Road  
 Long Grove, IL



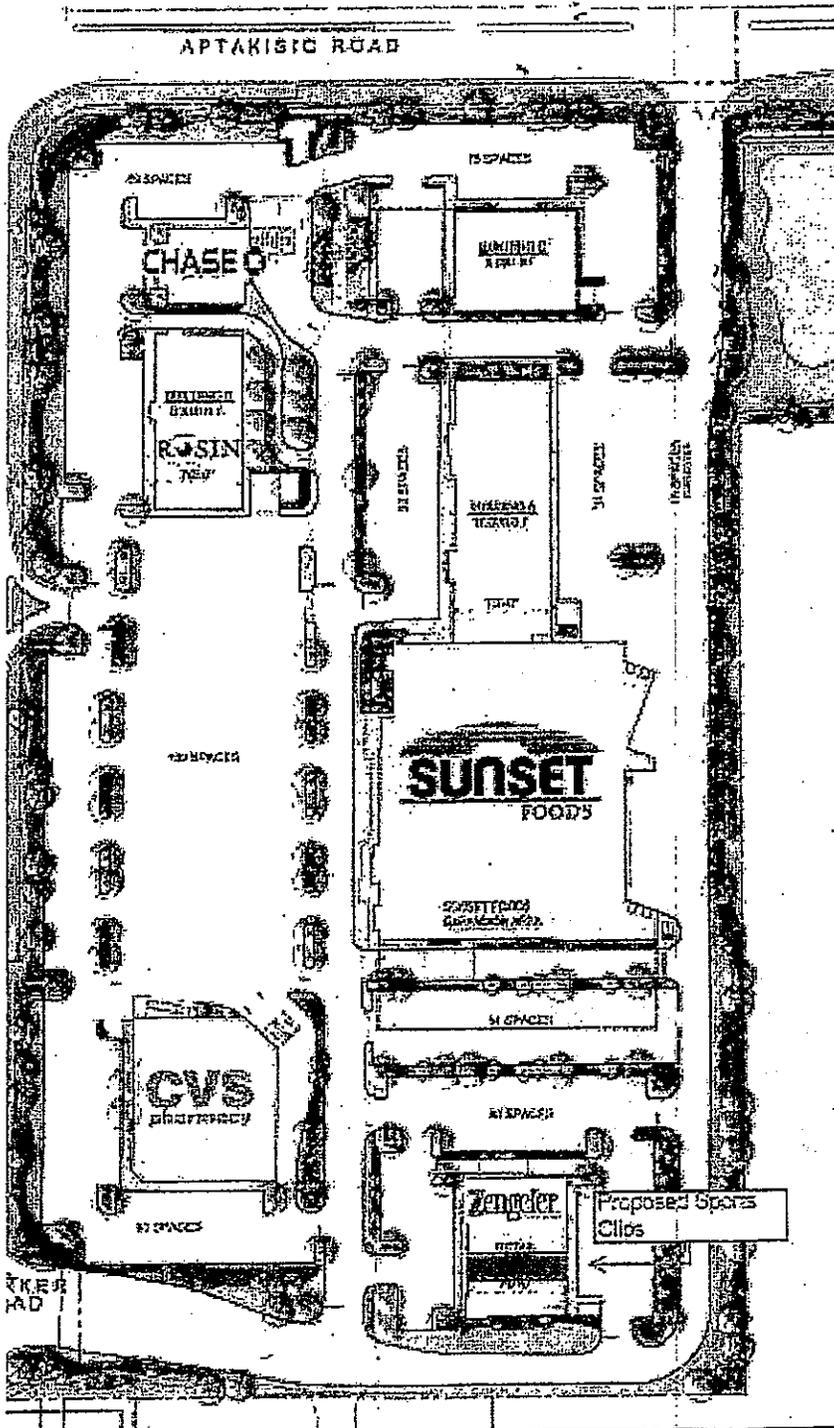
For Additional  
 Information  
 Please Contact:

Andrew Robbins  
 arobbins@macrore.com  
 630-954-7355

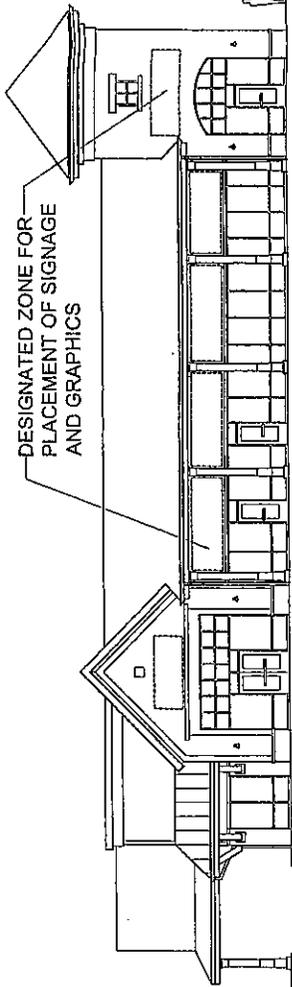
Jon Boyajian  
 jboyajian@macrore.com  
 630-954-7442



The information contained herein has either been given to us by the owner of the property, or extracted from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.

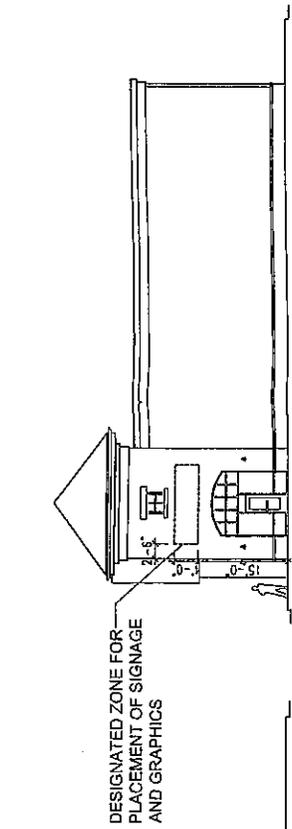


270



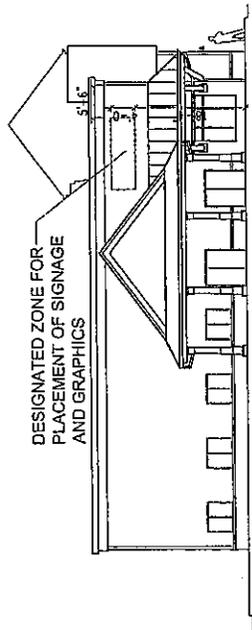
**RETAIL 'E' WEST ELEVATION**

SCALE: 1/20" = 1'-0"



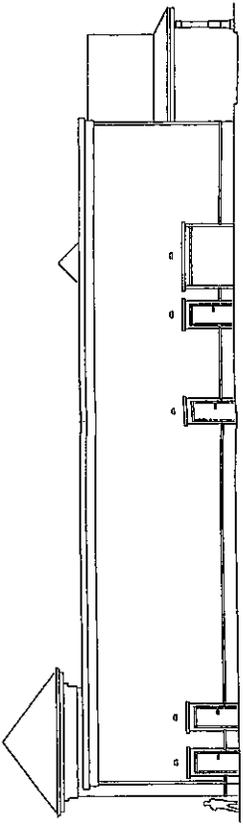
**RETAIL 'E' SOUTH ELEVATION**

SCALE: 1/20" = 1'-0"



**RETAIL 'E' NORTH ELEVATION - Zengler's**

SCALE: 1/20" = 1'-0"



**RETAIL 'E' EAST ELEVATION**

SCALE: 1/20" = 1'-0"

**SUNSET GROVE**  
LONG GROVE, ILLINOIS



OKW Architects

DATE: 21 AUGUST 2008  
PROJECT NUMBER: 0063

**Item #2:**  
**Report Of The December 20, 2010 AC Meeting**  
**D. Chase Bank Modifications – Sunset Grove**



**ITEM #5:** For the ARCHITECTURAL COMMISSION; on MONDAY, December 20, 2010 @ 7:00 P.M.

**REQUEST:** Consideration of modification of plans for the Chase Bank Building, 4196 Route 83 and within the Sunset Grove Development including site plan, signage, elevations, landscaping plans and zoned HR-1 PUD District, submitted by Timothy R. Meseck, TAP Ltd.

### **HISTORY/STAFF REVIEW:**

#### **History:**

The property is located on the southeast corner of Route 83 and Aptakisic Road. The property consists of 16 +/- acres of land area. The property is presently zoned HR-1 Commercial District & OS-P with a special use permit for a Planned Unit Development. The Village Board granted final PUD plan & plat approval in November 2008 (Ord. # 2008-O-27).

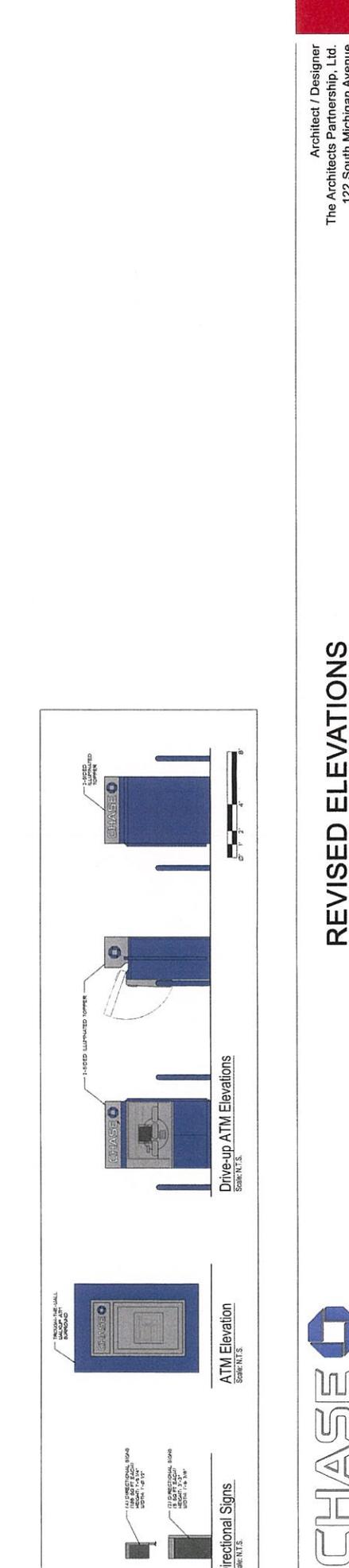
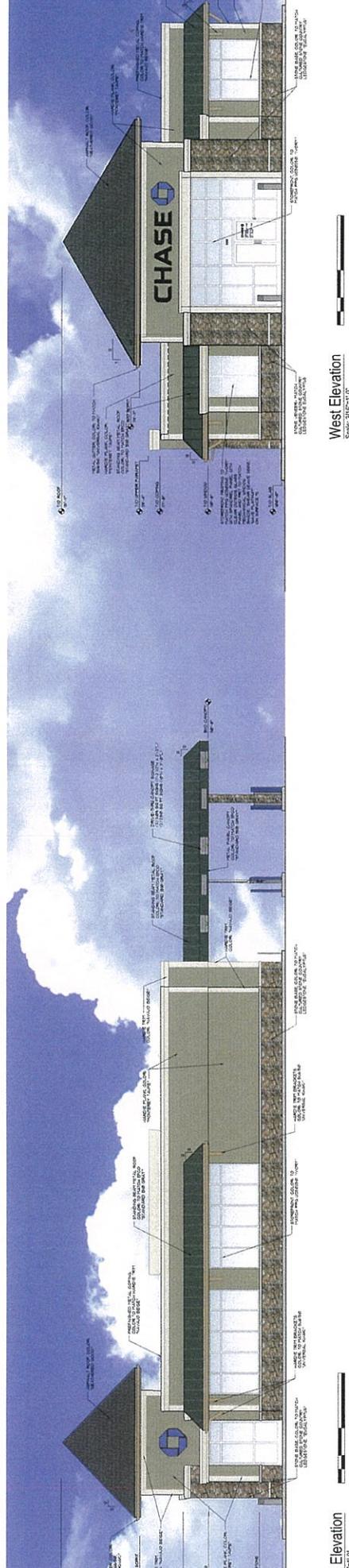
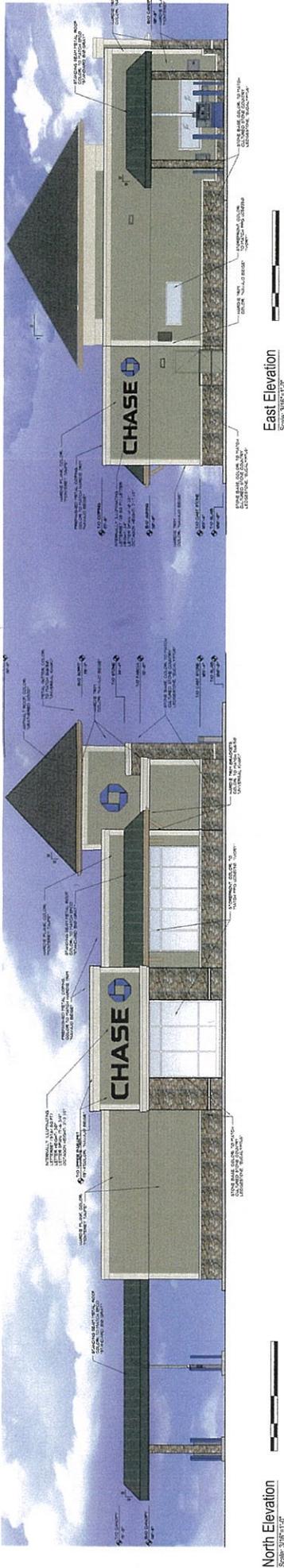
At the September meeting the AC approved modifications to the site plan, landscape plan and elevations (including building signage) for "Building B" and a freestanding Chase Bank building on Lot 1 of the Sunset Grove PUD.

The previous approval of the Chase Bank Building elevation was conditioned as follows;

- Materials including but not limited to the stone base, shingles, hardi-board siding, shingles, roof elements and other materials be consistent with the materials used in "Building B" as modified per the submittal by OKW Architects.
- The roof on the entrance way to the building be changed to 3.5 or 4.5 to 12 pitch.
- Removal of the "Chase" sign from the south elevation.
- LED backlighting of building signage, instead of neon signage as proposed, is acceptable.
- Modification of the façade of the building to better match the remaining portion of "Building B"

Petitioner now wishes to install safety deposit boxes in the entry vestibule of the building. Attached for the consideration of the AC are elevations for "Option A" dated November 22<sup>nd</sup>, "Option B" dated December 3<sup>rd</sup> (including floor plans for each option) for the addition of the safety deposit boxes. Additionally, the previously approved elevation, dated September 24<sup>th</sup> and accompanying floor plan are also attached.

Of the two, Option B is the closest to what was previously approved. Staff also notes that the symmetry of the building is altered with both modifications. This would be considered a minor amendment to the previous PUD approvals as well.



Architect / Designer  
The Architects Partnership, Ltd.  
122 South Michigan Avenue  
Chicago, Illinois 60603  
p. 312 / 583. 9800

**REVISED ELEVATIONS**  
**OPTION 'A' with SPANDREL GLASS**



**Item #2:**  
**Report Of The December 20, 2010 AC Meeting**  
**E. CVS – Sunset Grove - Lighting**



**ITEM #6** For the ARCHITECTURAL COMMISSION on MONDAY, December 20, 2010 @ 7:00 P.M.

**REQUEST:** Consideration of perimeter "parapet" lighting for Building "D" (CVS Pharmacy) of the Sunset Grove PUD, submitted by Mr. Kurt Wandrey.

**HISTORY:**

The AC last reviewed the elevations CVS proposal in July of 2008. At that time approvals were granted for the building elevation and signage with the exception of the window treatments which has been tabled by the AC pending receipt of requested information from the petitioner. The minutes of the 2008 meeting reflect the following regarding the approved elevations.

**Elevation --** There was a discussion on the height of the HVAC units vs. the parapets. Chair Staub suggested raising the parapets 2 feet instead of 16" to hide the units. After further discussion on these matters, Chair Staub made a motion, seconded by Commissioner Cohn to accept the elevations as shown contingent on raising the height of parapet wall as high as possible in order to screen equipment (subject to staff review and approval). On a voice vote, all aye.

**Building Signage --** The developer proposed to reduce the CVS Pharmacy sign from 48" to 42" in height and removing 2 signs from the top of the building. Some temporary signs would be omitted and temporary monument sign with all the tenants posted would be used instead. Commissioner Beadle made a motion seconded by Commissioner Marshall to accept the proposed signage with the exception of back lighting the sign instead of internal illumination as proposed. On a voice vote, all aye

**Directional Signage --** There was discussion of eliminating some of the directional signs in the drive thru and reducing the size of the C1 and C3 type signs to 24" in width. After further discussion, Commissioner Beadle made a motion seconded by Commissioner Connolly to accept the signage with the elimination of two C-2 signs and the reduction the size of the C1 and C3 signs to 24" in width.

At that time additional building lighting, other than incidental security lighting, was not proposed or identified on the elevations submitted for review. The perimeter lighting has been installed on the building however. As this type of lighting is considered "Type 2" lighting AC review and approval is required.

**PROPOSAL:**

As proposed the perimeter lighting is on three sides of the building those being the north, east and west. Three fixture types are identified in the attached electrical plans for the building. These are all two (2) or four (4) lamp florescent fixtures. This type of illumination source (florescent) requires AC approval. Wattage of bulbs is not listed but anticipated to be well under the 200 watt maximum. Fixtures are hidden and visible from the exterior of the structure.

The approved photometric plan is also included. Given the distance of the structure from the perimeter of the site and the leakage off-site should not be an issue. The light along the east perimeter of the

structure are quite visible to the Arlington Heights Road residents and has caused complaints from neighbors. (Photo attached).

Standards for exterior lighting are as follows;

**(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 of this section 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 of this section, before a permit can issue. Table 5-14-A of this section 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 through 6) before a permit will be issued.

SYMBOLS

P = Permitted	NP = Not permitted	AB = Architectural board approval required
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TEST 1

Usages Permitted	Class 1	Class 2	Class 3	Class 4
<b>Commercial building lighting</b>	AB	<b>AB</b>	AB	—
Commercial parking lot	AB	AB	—	—
Driveway lighting	AB	AB	P	—
Exterior lighting of dwelling	AB	—	P	—
Holiday lighting	P	P	P	—

Intersection or street lighting		AB	AB	AB	AB
Landscape lighting		AB	AB	AB	-
Municipal parking lot		P	-	-	-
Private sign illumination		NP	AB	NP	-
Residential yard/grounds lighting		AB	-	P	-
Road sign lighting		AB	AB	NP	-
Security lighting		AB	AB	AB	-

TEST 2

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

TEST 3

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

TEST 4

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

TEST 5

Brightness	Class 1	Class 2	Class 3	Class 4
Source watts over 200	NP	NP	NP	AB
Source watts under 200	P	P	P	P

TEST 6

Illumination Of Adjacent Lot	Class 1	Class 2	Class 3	Class 4
Direct light greater than 2 foot-lamberts from any source reflected off a white surface which is 12 feet from source	NP	NP	NP	-
External lights which glare into traffic and/or adjacent neighboring properties	NP	NP	NP	-
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	NP	-

The Commission should review the request for lighting against the aforementioned regulations and render a determination based upon those criteria as well as the effect of on the appearance of the building and concerns of the neighbors on Arlington Heights Road.



James Hogue, Director of Planning

Village of Long Grove

Box 3110 R.F.D.

Long Grove, IL 60047

Dear Mr. Hogue,

In accordance with your request, we are asking that you place on the agenda of the next available meeting of the Architectural Committee, the matter of the parapet lighting for the CVS store at the Sunset Grove development. We understand that the lighting that is currently installed was not reviewed by the committee during earlier discussions.

I have attached to this letter elevations of the building previously approved and have identified the general location of the light fixtures in question. We understand your request to turn off the lights in question. CVS has indicated that it was their desire to turn them on over night to serve as security for the building since at the moment it is not occupied and the parking lot lights are not on.

It is the full intention of the store to comply with all aspects of the dark sky ordinance and all requirements of the PUD once the shopping center is open and occupied. As a consideration of your request we have ask that they be off until the matter is reviewed by the committee.

If you need further documentation please contact us at your convenience.

**Kurt Wandrey**

**Senior Vice President**

**Lakewood Real Estate Solutions LLC.**

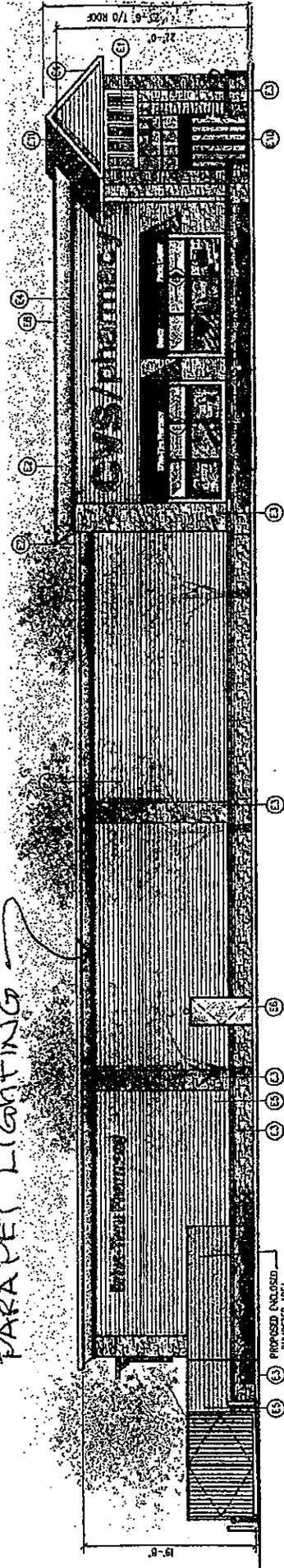
2600 W. Higgins Road, Suite 960

Hoffman Estates, IL 60169

(847) 884-8800

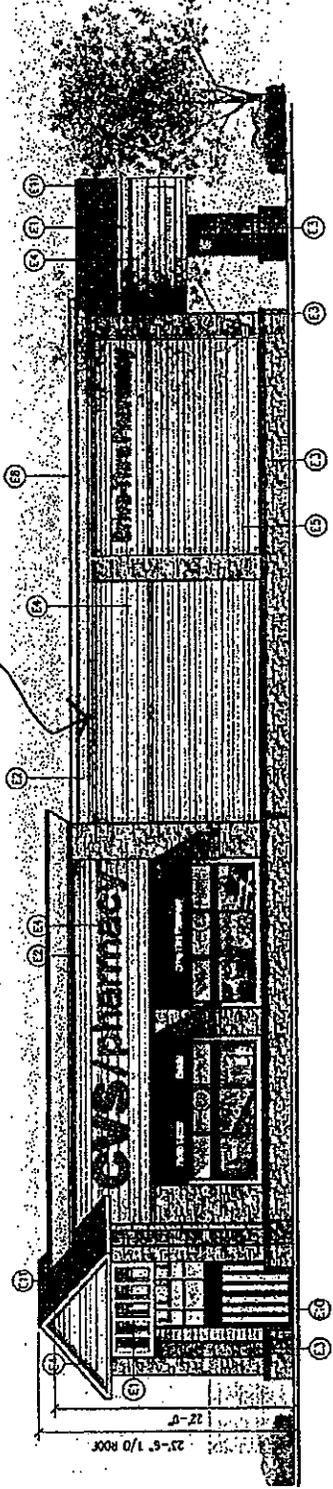
(847) 884-8986 fax

PARAPET LIGHTING

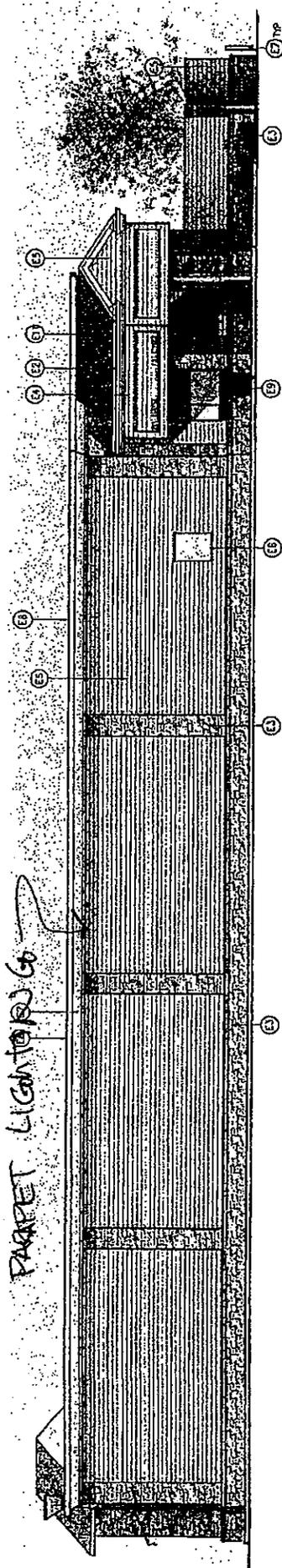


1 ROUTE 83 - WEST ELEVATION  
SCALE: 1/8" = 1'-0"

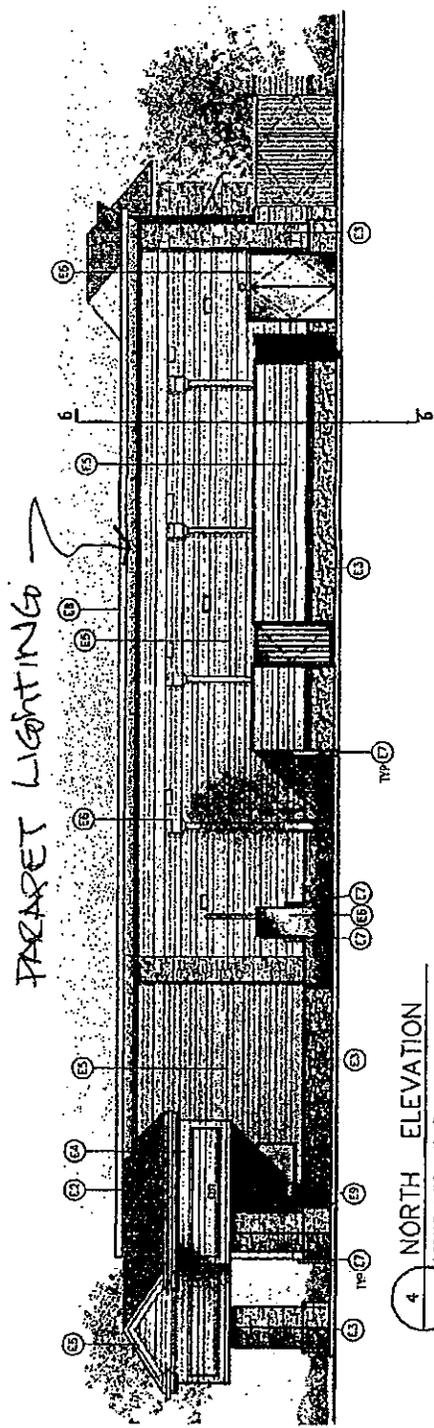
PARAPET LIGHTING



2 ROBERT PARKER COFFIN - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

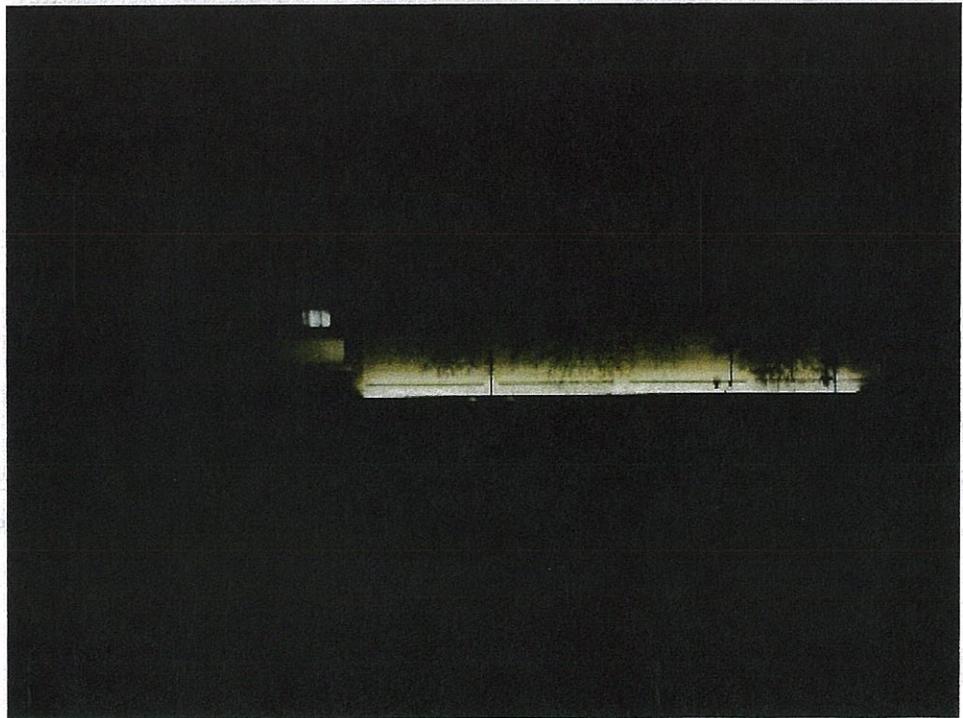


4 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"









NOV 23 2010

