

Item #2:

Report Of December 14, 2013 AC Meeting:

- A. Signage For The “Chatterbox of Long Grove”
- B. Signage For The “Long Grove Business & Community Partners”
- C. Directional Signage Within The Long Grove Commons Development



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, December 16, 2013 at 7:00 P.M.

CALL TO ORDER:

ACTION ITEMS:

- 1) **Approval of the December 2, 2013 Draft Regular Meeting Minutes.**
- 2) **Consideration of a request for signage for the “Chatterbox of Long Grove” on property commonly known as 330 Old McHenry Road and within the B-1 Historic District submitted by Roman Signs.**
- 3) **Consideration of a request for signage for the “Long Grove Business & Community Partners” on property commonly known as 308 Old McHenry Road and within the B-1 Historic District submitted by Sharon Fine, Executive Director, LGBCP.**
- 4) **Consideration of a request for signage within the Long Grove Commons Development, located at the northwest corner of Illinois Route 22 & Old McHenry Road and within the B-2 PUD District; submitted by Doyle Signs.**

OTHER BUSINESS: None

ADJOURNMENT: Next Scheduled Meeting: **February 10, 2014 @ 7:00 PM**

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



ITEM #2: For the ARCHITECTURAL COMMISSION on MONDAY, December 16th @ 7:00 P.M.

Update:

At the December 2nd rescheduled meeting the AC provided “considerations” to the petitioner with regard to the signage request as follows;

- *Consider a solid black trim around the border of sign*
- *Consider scalloping the corners of the sign or other treatments to soften the look of the sign.*
- *Consider a different font for the “of Long Grove” portion of the sign.*
- *Consider making the sign slightly smaller allow a gap between the sign & mounting posts.*
- *Provide mounting details for the sign.*
- *Consider modification to the color (beige suggested) and tops of the mounting posts.*
- *Consider having the proposed hanging sign mirror the modifications made to the ground sign for consistency in the proposed signage.*

The petitioner has resubmitted drawings (attached) for the proposed ground sign. Two similar but different signage scenarios have been submitted. Although not documented the petitioner has indicated the hanging sign will mirror the design of the ground sign as determined by the AC. The AC may wish to make this a condition of any approval of this signage.

The drawings are not scaled; however petitioner has not indicated any increase in the size of the proposed signage. The AC could condition any approval on the previously submitted dimensions or a “not to exceed the maximum permissible amount of signage” at this location per the Village Code.

Assuming nothing but the aesthetics of the sign have changed the request remains approvable.

REQUEST: Consideration of a request for signage for the “Chatterbox of Long Grove, 330 Old McHenry Road within the B-1 Historic District, submitted by Roman Signs.

HISTORY/STAFF REVIEW:

The property in question is located on Old McHenry Road and is behind “Beans & Leaves” and abuts the Stemple Parking lot. The space was formerly occupied as “The Cedar Grill.

Based upon the items submitted the petitioner is requesting two (2) signs. A ground sign measuring 27” x 56.75”; including the “mini hanging panels” (10.6 square feet) and a hanging sign measuring 20” x 54” (7.2 square feet) to be mounted directly to the structure over the east entrance utilizing decorative steel mounting bracket. Both signs are double faced. In total 17.8 square feet of signage is proposed. Materials out of which the signs will be constructed are routed HDU (High Density Urethane). The signage will be yellow, black & red regard to the color scheme (color palate included). Signage will be non- illuminated at this point, however illumination may be considered at a later date.

Square footage of the commercial space for which the signage is being requested is approximately 3270 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 (17.8 square feet), the request is below the maximum square footage limitation for the floor area at this location.

SIGN REGULATIONS:

(E) Historic Business District Signs: Signs within the B1 historic business district must comply with the regulations of general applicability as set forth throughout this section, except as specifically set forth in this subsection (E). Signs within this area should reflect the historic and eclectic character of the historic business district and be integrated with the landscaping and architecture to the greatest extent possible. The following regulations apply to signs within the B1 historic business district:

1. Open Signs: A business may display one illuminated open sign, provided that such illuminated "Open" sign: a) is no more than one square foot in area, b) includes lighted white letters on an unlit background, c) does not exceed an illumination level of eight hundred forty (840) lumens, and d) otherwise complies with those provisions of subsection (D) 1 of this section that are not inconsistent

With this subsection (E) 1, except that the approval of the architectural commission shall not be required. A business may not display a lighted open sign at times when the business is not open to the public for normal business.

2. Neon Illumination: Neon illumination of signs is only permitted: a) if neon is used as part of an "Open" sign that meets the requirements of subsection (E)1 of this section, or b) upon application and approval of a variation from the requirements of this code pursuant to subsection [5-11-15\(E\)1\(c\)](#) of this title. For purposes of a request for a variation for neon sign illumination, a practical difficulty or particular hardship may be found to exist when the neon illumination of signs would be traditionally

appropriate for the nature of the business and if such proposed sign is appropriate to the architectural style or era of construction of the business.

3. Maintenance: If signs are not properly maintained they must be removed or replaced. Proper maintenance includes: a) repairing of any damage caused by weather or other impact, b) ensuring signs do not pose a hazard, or provide misleading information, to pedestrians or motorists, c) repairing cracks, fading, or general deterioration.

4. Materials: Signs should be constructed of high quality, long lasting and natural building materials, which may include painted wood, metal, or stone, but may not include particle board, plastic, or highly reflective metallic material unless expressly approved by the architectural commission.

5. Awnings: Businesses having awnings may include the business's name as copy along the lower edge or fringe of an awning, but any awning displaying such copy shall be considered a wall or canopy sign as allowed by subsection (E)7 of this section and included in the maximum sign area calculation for that location.

6. Flags: Flags, in good condition and totaling not more than fifteen (15) square feet per zoning lot or per principal structure, may be displayed.

7. Number: The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs, singularly or in combination, shall not exceed the maximum permitted sign area.

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

**MAXIMUM SIGN AREA PERMITTED IN THE
B1 BUSINESS ZONING DISTRICT
(In Square Feet)**

Total Area Of Business In Square Feet	B1 Setback (building and all signs) less than 50' from nearest edge of pavement of main roadway unless otherwise approved by architectural commission	B1 Setback (building and all signs) at least 50' from nearest edge of pavement of main roadway
1 - 1,000	12	16
1,001 - 3,000	20	26
3,001 - 5,000	30	38
5,001 or greater	30	38

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

9. Temporary Banner Signs: The village planner may authorize temporary banner signs that conform with subsection (G)2(i) of this section for a period not exceeding sixty (60) days for signs that relate to the business, service, pursuit, or event conducted on or within the premises on which the sign is displayed.

10. Sandwich Board Signs: The village planner may authorize one sandwich board sign, with cumulative total of all sign faces not exceeding twelve (12) square feet in addition to the total number and square footage of signs otherwise authorized, if requested as part of a business's annual business license application. The authorization to display a sandwich board sign must be renewed annually with the business license and include site plan identifying the general placement of the sign as well as a scaled drawing (or "proof") identifying the dimensions, materials and copy of the sign. Sandwich board signs may not obstruct pedestrian or vehicular ingress or egress, and must be placed inside the structure when the business authorized to display such sign is closed to the public. Such signage shall be nonilluminated and may not adversely impact the health, safety, and welfare of the general public. Sandwich board signs may not be located on, or otherwise obstruct, pedestrian walkways, parking lots, and streets and be adjacent to the destination they are intended to serve but may not be displayed in the right of way. For purposes of this subsection (E), a "sandwich board sign" shall be a portable and temporary A-frame sign that is designed to be self-supporting by nature, which sign may have two (2) sign faces and should be simple, unique and constructed of high quality materials that complement the landscaping and architecture of the B1 district.

11. Setbacks: Unless otherwise specified, setbacks shall be subject to the review and approval of the architectural commission.

ARCHITECTURAL COMMISSION DECISION:

The request as proposed is permissible: the square footage as proposed is within maximum amount of square footage permitted at this location per the Village Code.

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.

An excerpt from the Downtown Design Guidelines (attached) with respect to downtown signage should also be considered by the AC.



CHATTER BOX
of Long Grove

FOOD • COCKTAILS • MUSIC

SMALL PLATES

CRAFT BEERS

OUTDOOR PATIO

Beans & Leaves
coffee • tea • live music



CHATTER BOX
OF LONG GROVE
FOOD • COCKTAILS • MUSIC

SMALL PLATES CRAFT BEERS OUTDOOR PATIO

Beans & Leaves
coffee • tea • live music



ITEM #3: For the ARCHITECTURAL COMMISSION on MONDAY, December 16th @ 7:00 P.M.

REQUEST: Consideration of a request for signage for the “Long Grove Business & Community Partners” (LGBCP), 308 Old McHenry Road within the B-1 Historic District, submitted by Sharon Fine, Executive Director LGBCP.

HISTORY/STAFF REVIEW:

As submitted the petitioner proposes to utilize an existing sign formerly located at the Visitor Center (Archer Road – behind Enzo & Lucia’s) at the 308 Old McHenry Road location. This sign measures approximately 22” x 33” or 5 square feet (1.8 x 2.75’). Square footage of the commercial space for which the sign is being requested is approximately 1,200 square feet. For retail spaces containing 1,001 to 3,000 sq. ft. of floor area 20 square feet of signage may be allowed per the sign regulations of the Village Zoning Code. As proposed the sign would be ground mounted or a ground sign.

Based upon the total square footage of signage proposed (5 square feet) it appears the requested signage is well within the square footage limit for the floor area at this location. Signage may be divided up between wall signs, hanging signs and freestanding signs but may not exceed the maximum allowable square footage as allocated by floor area.

The ground sign would be located in the front of the building (see photos). This area is actually right-of-way for Old McHenry Road and is under the jurisdiction of the Lake County Department of Transportation (LakeDOT). Permits from LakeDOT are required to allow the sign to be placed at that location.

The sign is carved wood painted with a light blue, gold & white color scheme. As proposed the sign is non-illuminated.

SIGN REGULATIONS:

(E) Historic Business District Signs: Signs within the B1 historic business district must comply with the regulations of general applicability as set forth throughout this section, except as specifically set forth in this subsection (E). Signs within this area should reflect the historic and eclectic character of the historic business district and be integrated with the landscaping and architecture to the greatest extent possible. The following regulations apply to signs within the B1 historic business district:

1. Open Signs: A business may display one illuminated open sign, provided that such illuminated "Open" sign: a) is no more than one square foot in area, b) includes lighted white letters on an unlit background, c) does not exceed an illumination level of eight hundred forty (840) lumens, and d) otherwise complies with those provisions of subsection (D) 1 of this section that are not inconsistent

With this subsection (E) 1, except that the approval of the architectural commission shall not be required. A business may not display a lighted open sign at times when the business is not open to the public for normal business.

2. Neon Illumination: Neon illumination of signs is only permitted: a) if neon is used as part of an "Open" sign that meets the requirements of subsection (E)1 of this section, or b) upon application and approval of a variation from the requirements of this code pursuant to subsection [5-11-15\(E\)1\(c\)](#) of this title. For purposes of a request for a variation for neon sign illumination, a practical difficulty or particular hardship may be found to exist when the neon illumination of signs would be traditionally appropriate for the nature of the business and if such proposed sign is appropriate to the architectural style or era of construction of the business.

3. Maintenance: If signs are not properly maintained they must be removed or replaced. Proper maintenance includes: a) repairing of any damage caused by weather or other impact, b) ensuring signs do not pose a hazard, or provide misleading information, to pedestrians or motorists, c) repairing cracks, fading, or general deterioration.

4. Materials: Signs should be constructed of high quality, long lasting and natural building materials, which may include painted wood, metal, or stone, but may not include particle board, plastic, or highly reflective metallic material unless expressly approved by the architectural commission.

5. Awnings: Businesses having awnings may include the business's name as copy along the lower edge or fringe of an awning, but any awning displaying such copy shall be considered a wall or canopy sign as allowed by subsection (E)7 of this section and included in the maximum sign area calculation for that location.

6. Flags: Flags, in good condition and totaling not more than fifteen (15) square feet per zoning lot or per principal structure, may be displayed.

7. Number: The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs, singularly or in combination, shall not exceed the maximum permitted sign area.

8. Total Size: Except as otherwise authorized by variation pursuant to subsection [5-11-15\(E\)1\(c\)](#) of this title, the cumulative total square footage for all signs shall not exceed the following:

**MAXIMUM SIGN AREA PERMITTED IN THE
B1 BUSINESS ZONING DISTRICT
(In Square Feet)**

Total Area Of Business In Square Feet	B1 Setback (building and all signs) less than 50' from nearest edge of pavement of main roadway unless otherwise approved by architectural commission	B1 Setback (building and all signs) at least 50' from nearest edge of pavement of main roadway
1 - 1,000	12	16
1,001 - 3,000	20	26
3,001 - 5,000	30	38
5,001 or greater	30	38

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

9. Temporary Banner Signs: The village planner may authorize temporary banner signs that conform with subsection (G)2(i) of this section for a period not exceeding sixty (60) days for signs that relate to the business, service, pursuit, or event conducted on or within the premises on which the sign is displayed.

10. Sandwich Board Signs: The village planner may authorize one sandwich board sign, with cumulative total of all sign faces not exceeding twelve (12) square feet in addition to the total number and square footage of signs otherwise authorized, if requested as part of a business's annual business license application. The authorization to display a sandwich board sign must be renewed annually with the business license and include site plan identifying the general placement of the sign as well as a scaled drawing (or "proof") identifying the dimensions, materials and copy of the sign. Sandwich board signs may not obstruct pedestrian or vehicular ingress or egress, and must be placed inside the structure when the business authorized to display such sign is closed to the public. Such signage shall be nonilluminated and may not adversely impact the health, safety, and welfare of the general public. Sandwich board signs may not be located on, or otherwise obstruct, pedestrian walkways, parking lots, and streets and be adjacent to the destination they are intended to serve but may not be displayed in the right of way. For purposes of this subsection (E), a "sandwich board sign" shall be a portable and temporary A-frame sign that is designed to be self-supporting by nature, which sign may have two (2) sign faces and should be simple, unique and constructed of high quality materials that complement the landscaping and architecture of the B1 district.

11. Setbacks: Unless otherwise specified, setbacks shall be subject to the review and approval of the architectural commission.

ARCHITECTURAL COMMISSION DECISION:

The request as proposed is permissible: the square footage as proposed is within maximum amount of square footage permitted at this location per the Village Code.

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.

An excerpt from the Downtown Design Guidelines (attached) with respect to downtown signage should also be considered by the AC.



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: LONG GROVE BUSINESS & COMMUNITY CENTER BUS. PHONE #: 847-634-0888
 BUSINESS ADDRESS: 308 OLD McHENRY ROAD
 BUSINESS OWNER'S NAME: LGBC E-MAIL: SPRING@VISITLONGGROVE.COM

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING: OUTDOOR SIGNAGE

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:

- 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: 1200 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
 - 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:
 NAME: _____ PHONE #: _____
 ADDRESS: _____ E-MAIL: _____

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 [Signature] PROPERTY OWNER(S)' SIGNATURE(S)
 X TERRY WILSON PROPERTY OWNER(S)' PRINTED NAME(S)
[Signature] BUSINESS OWNER(S)' SIGNATURE(S)

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



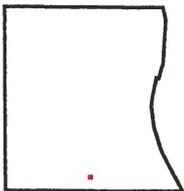
LONG GROVE

INFORMATION



VISITOR
CENTER

Lake County, Illinois



LakeCounty
Geographic Information System

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



-  Forest Preserves
-  Lake County Border
-  Tax Parcels
-  Trails
-  2012 Aerial Photography

Map Printed on 12/06/2013

Disclaimer

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





OPEN

LOWE'S GOLF

LOWE'S GOLF

LOWE'S GOLF

100

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Signage Regulations

Signs

Signs shall follow the requirements set forth in the Long Grove Municipal Code, 5-9-5, Signs, to the greatest extent possible, except as listed below.

General Requirements

- Signs must reflect the historic and eclectic feel of the Long Grove Historic Downtown and be integrated within the landscaping and architecture whenever possible.
- Creative and unique signs are encouraged.
- Signs may not be internally illuminated.
- Recommended signs can be illuminated with architecturally appropriate fixtures including goose-neck style, carriage style, ground sign up lighting, or other fixtures designed to be hidden from view.

Placement

- No sign shall be placed more than 12 feet above finished grade at the main entrance of the building.
- Signs must be placed adjacent to the destination they are intended to serve.
- Window signs area allowed but are to cover no more than 20% of the total window space.

Colors

- A darker background with lighter lettering is encouraged.
- Use body colors for awnings and canopies that blend with the building facade.

Materials

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

Content

- Signs shall be limited to the business name and a maximum of five additional words describing the products or services.
- Signs may not include an email, web, address, or phone number of the business.
- A graphic or symbol may be included on the sign given it is complementary to the overall design of the sign.

Temporary Signs

- Temporary signs must comply with Section 5-9-3 of the Long Grove Municipal Code.
- Hand lettered or temporary ground stake signs are prohibited.
- Daily retail "specials" signs or sandwich board are not allowed to be placed within the right-of-way.





ITEM #4: For the ARCHITECTURAL COMMISSION on MONDAY, December 16th @ 7:00 P.M.

REQUEST: Consideration of a request for additional signage within the Long Grove Commons Development, RT. 22 & Old McHenry Road, within the B-2 PUD District, Submitted by Doyle Signs.

History:

The Long Grove Commons received approval as a Planned Unit Development in May of 2005 as part of that approval signage was to be installed as approved by the Architectural Board.

In general, signage was approved for the development as a part of this approval, however, per that approval the Architectural Commission (then Board) was given approval authority over signage in the development as follows;

Signage. All signage shall be reviewed and approved by the Architectural Board of Review prior to installation of such signage on the Property. The proposed pylon sign shall be designed to incorporate the tenant signs between the outer edges of the pylon structure, which tenant signs shall not exceed six square feet in sign area for each tenant sign.

Numerous modifications to the signage as originally approved in 2005 have occurred subject to the review and approval of the AC.

Proposal:

The petitioner is proposing two new internal directional signs and additional slats to the existing pylon sign at the corner of Old McHenry Road and Route 22.

The internal directional signs would be placed on opposite sides of Building 6 (which houses "Smokin' T's , Dog Days Pet Grooming, The Chiropractor & Dentist Offices, Landstar Real Estate and Mariola's Spa). Signs would be placed behind the curbs within the grassed/landscaped areas on the Route 22 side of the building.

These signs would be constructed of aluminum painted green to match the existing pylon sign. The total sign structures would measure 4' x 3.5 (approximately 14 square feet) however, the area containing copy would measure 2' x 2.5' (approximately 5 square feet) and consist of 6 slats measuring 4" x 2.5 feet. These would mirror the slats (and design) found on the existing pylon sign. Overall the directional signs would be green, white & brown in terms of color and designed to mirror the look of the pylon sign. Such signage would be non-illuminated.

Additionally, three slats are proposed to be added on three sides of the pylon sign located on the corner of old McHenry Road and Route 22.

As approved in the PUD ordinance (approved elevation attached) for the development 6 slats, each measuring 5.3 square feet for a total of 32 square feet were allowed for the pylon sign. As noted in the approval ordinance, *“The proposed pylon sign shall be designed to incorporate the tenant signs between the outer edges of the pylon structure, which tenant signs shall not exceed six square feet in sign area for each tenant sign”*.

The additional slats, would match the existing wood in terms of thickness, size and color. These slats would measure 1' x 6.66' feet which appears to slightly exceed the 6 square feet of sign area as mandated by the approval ordinance.

Outside of the additional slats, not other changes are proposed to the pylon sign.

ARCHITECTURAL COMMISSION DECISION:

The property is zoned B-2 PUD. As such, the sign regulations have been modified by the PUD ordinance. The size and location of the signage was previously determined as part of the PUD process and has been modified per previous requests for signage at this location.

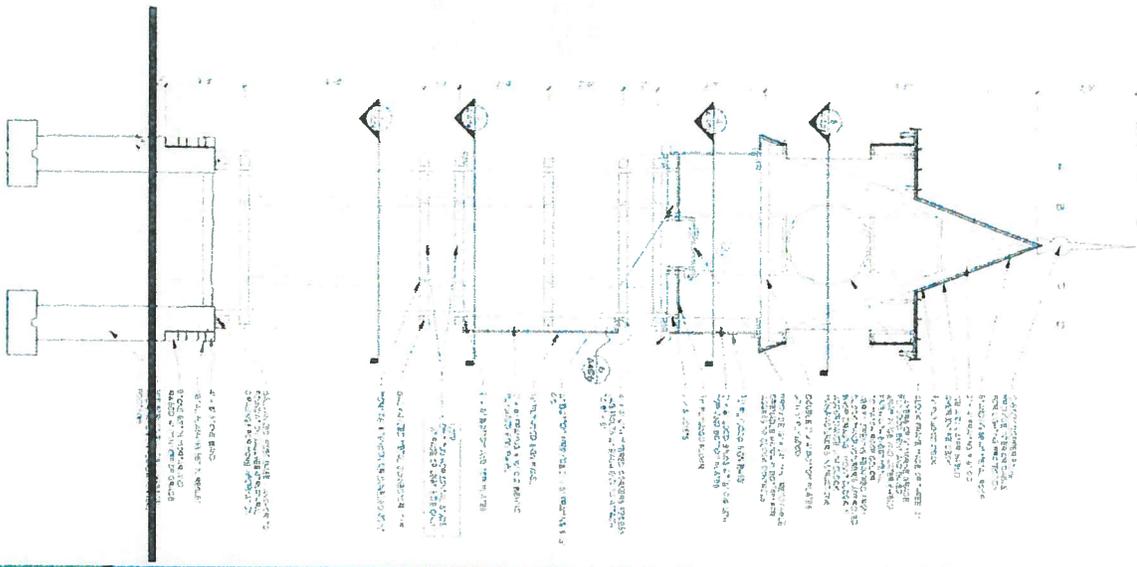
This request differs from previous signage requests in the development in that the request is not for a specific commercial purpose but for more efficient pedestrian and vehicular circulation within the entire development.

In this instance the AC needs to first make a determination as to whether to allow additional signage within the development from what was previously approved. The square footage of the additional sign slats as proposed appears to slightly exceed the amount of square footage allowable per the PUD approval (6 square feet).

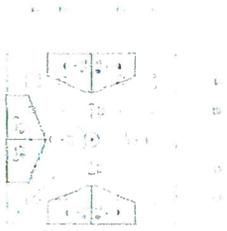
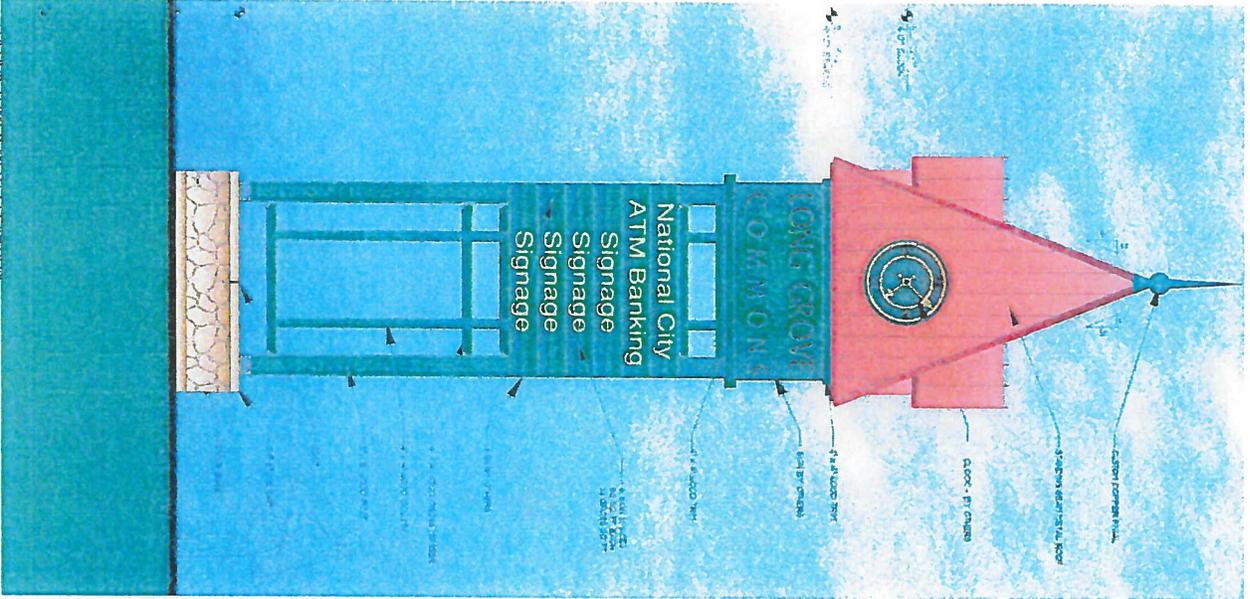
There is no standard identified for the “directional signage” as proposed. Such signage is up to the discretion of the AC per the PUD approval. The slats on this signage are well below the 6 square foot standard identified for the pylon sign. It is understood that the slats may change to reflect changed in tenancy without further AC review provided the aesthetic if the slats remains consistent with the PUD approval.

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.

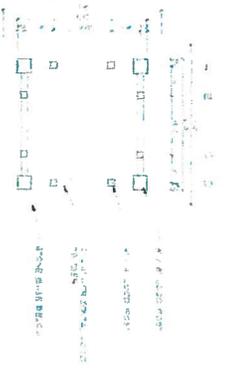
1. CLOCK TOWER SECTION
SCALE: 1/8" = 1'-0"



2. CLOCK TOWER WEST ELEVATION
SCALE: 1/8" = 1'-0"



3. ROOF PLAN
SCALE: 1/8" = 1'-0"



4. FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTE:
ALL MATERIALS ARE GRADE A WESTERN CEDAR



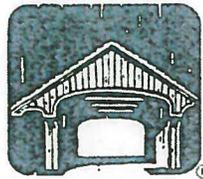
LONG GROVE COMMONS

Building 5 - Tower

Long Grove, IL

Scale: Not To Scale

FOR ZONING DEPT. USE ONLY:	
AC Received:	
AC Reviewed:	
AC Approved:	
Village Bd. Approved:	



VILLAGE OF
LONG GROVE

RECEIVED

DEC 04 2013

VILLAGE OF LONG GROVE SIGN PERMIT
ARCHITECTURAL COMMISSION APPLICATION

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

BUSINESS NAME: Long Grove Commons	BUS. PHONE #:
BUSINESS ADDRESS: Northwest Corner of Route 22 and Old McHenry Road	
BUSINESS OWNER'S NAME: Old McHenry LLC	ALTERNATE PH. #:

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	Replacement panel in monument and (2) new directional signs.
LOCATION(S) OF PROPOSED SIGN PLACEMENT:	Please see attached site plan.

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:

_____ 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: Doyle Signs, Inc	PHONE #: 630-543-9490
ADDRESS: 232 W Interstate Road Addison, IL 60101	

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.

Please see attached
PROPERTY OWNER(S) SIGNATURE(S)

Joy Parker C/O the Old McHenry LLC. A division of Cloverleaf Property Management

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:

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

DOYLE SIGNS, INC.
 232 Interstate Road Addison, IL 60101
 (630)543-9490 FAX (630)543-9493

CLIENT	FSSUB LLC C/O CLOVERLEAF GROUP	PHONE NUMBER	847-272-3300	DATE	7/30/2013
ADDRESS	666 DUNDEE ROAD, SUITE 901	PHONE NUMBER	847-272-3805	PROJECT	LONG GROVE COMMONS
CITY	NORTHBROOK, IL 60062			LOCATION	NWC IL ROUTE 22 AND OLD MCHENRY ROAD
CONTACT	JOY PARKER			ADDRESS	LONG GROVE, IL 60047

Description	Price	Extension
Furnish and install two(2) 2'0" high x 2'6" wide double-faced non-illuminated directional sign with aluminum tenant panels with white vinyl applied graphics, two(2) 2" square supports, two(2) reveals and standing seam aluminum cap. Including excavation and concrete foundations in dirt areas. As shown in our drawing #13362, revised 7/29/2013	Price: \$2,590.00 Alternate: Just one(1) instead of two(2) \$1300.00 each	\$2,590.00 alternate
Furnish and install three(3) 1'0" high x 6'8" wide wooden panels with applied first surface graphics reading "CHIROPRACTOR" as shown in our drawing. Install around three sides of the existing pylon sign at the corner.	Price: \$980.00	\$980.00
Survey and drawing are included in our pricing. Estimated sales tax Required permit fees are additional (at cost of each permit, plus stafftime)	included additional additional	included additional additional
TOTAL:		\$3,570.00

We propose to furnish material and labor - complete in accordance with above specifications, for the sum of: **\$3,570.00**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner may carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

REQUIRED DEPOSIT \$1,785.00

- * Landlord approval is by others.
- * Hook-up to your 120V primary service within 5'0" of electrical wall signs and at the base of electrical ground signs is included.
- * Any engineering required by the local municipality is additional.
- * There will be additional charges for any poor soil conditions that require additional excavation, fill or concrete.
- * Doyle Signs, Inc. is not responsible for damage to underground sprinkler systems.
- * Any insurance required in addition to our standard insurance coverages will be added to the price of this quote at cost plus 10% and includes, but is not limited to requests for any special endorsements, primary, non-contributory umbrella coverage, waivers of subrogations, performance and payment bonds.
- * The customer agrees that in the event that the invoice is not paid in full within the payment terms, Doyle Signs, Inc. reserves the right to remove the signage in question.
- * Cancellation expense: 50% of the sale price if work has not been started, and 90% if work has been started but not completed.
- * Digital artwork is to be provided with order for custom logos. Any computer time by Doyle to 'vectorize' art is additional.
- * The customer is responsible for the cost of all products furnished and installed per approved drawing including content, design, color and trademark.

Payment to be made as follows:
 50% down payment with order and balance due upon completion.
 A 3% service charge for the use of a credit card will be incurred in addition to the proposed price listed above.
 Your order will be processed only when the deposit is received.

Authorized Signature: 
JOHN E. STREETZ

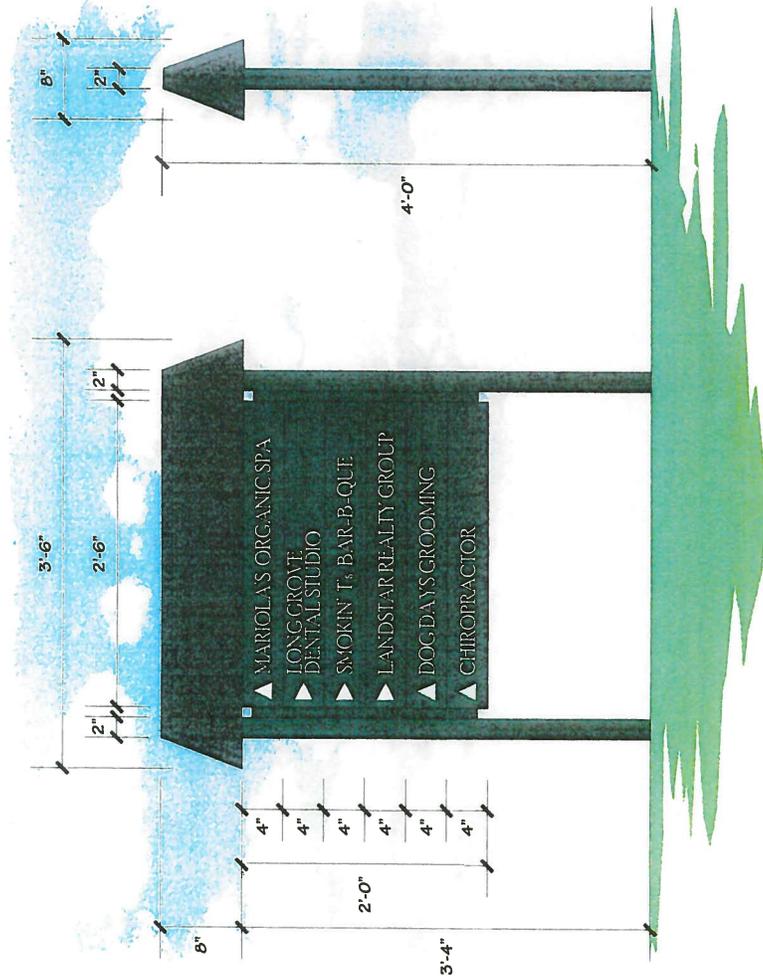
Note: This proposal may be withdrawn if not accepted within 45 days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____

Signature _____ Old McHenry LLC
 By: The Cloverleaf Group, Inc., its Property Manager

Signature _____
 By:  10-23-13
 Joy Parker, Property Manager



- 2 ONE (1) 5/8" NON-ILLUMINATED POST AND PANEL DIRECTIONAL DISPLAYS
- SCALE: 1"=1'
- ALUM. TENANT PANELS PAINTED GREEN TO MATCH EXISTING PYLON
 - W/ FIRST SURFACE WHITE VINYL GRAPHICS
 - TWO(2) 2" SQ. SUPPORTS PAINTED GREEN TO MATCH EXISTING PYLON
 - TWO(2) 1" REVEALS
 - STANDING SEAM ALUM. CAP PAINTED PMS 7533 C (BROWN)

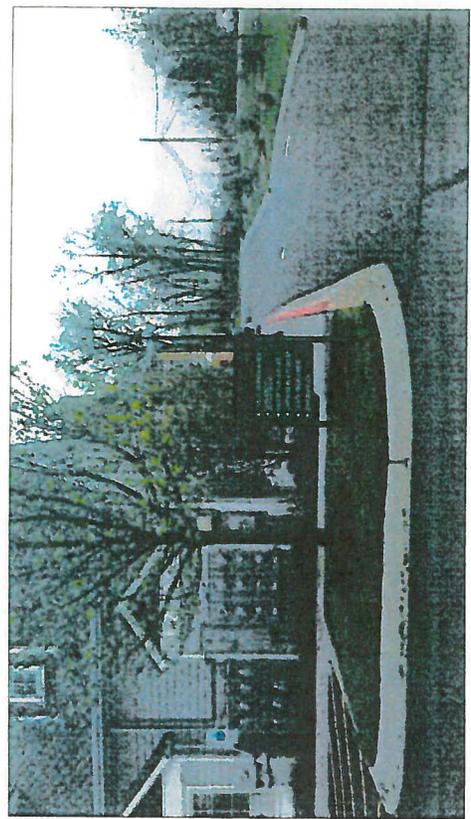
CLIENT LONG GROVE COMMONS
 ADDRESS NWC OF ROUTE 22 & OLD MCHENRY ROAD
 CITY LONG GROVE STATE IL DESIGNER KM SALESPERSON JST
 DRWG. NO. 13362 SCALE: NOTED DATE: 05.17.2013 SHEET NO.

CUSTOMER APPROVAL DATE

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DATE	REVISION
05.28.13	REVISED PER JST
07.03.13	REVISED PER JST
07.29.13	ADD CHIROPRACTOR PANEL
10.29.13	REVISE ARROW DIRECTION

DOYLE
 GENERAL SIGN CONTRACTORS
 262 N. STATE ST. #100
 ADAMS, IL 62401
 PH: 618.440.4460
 FAX: 618.440.4460



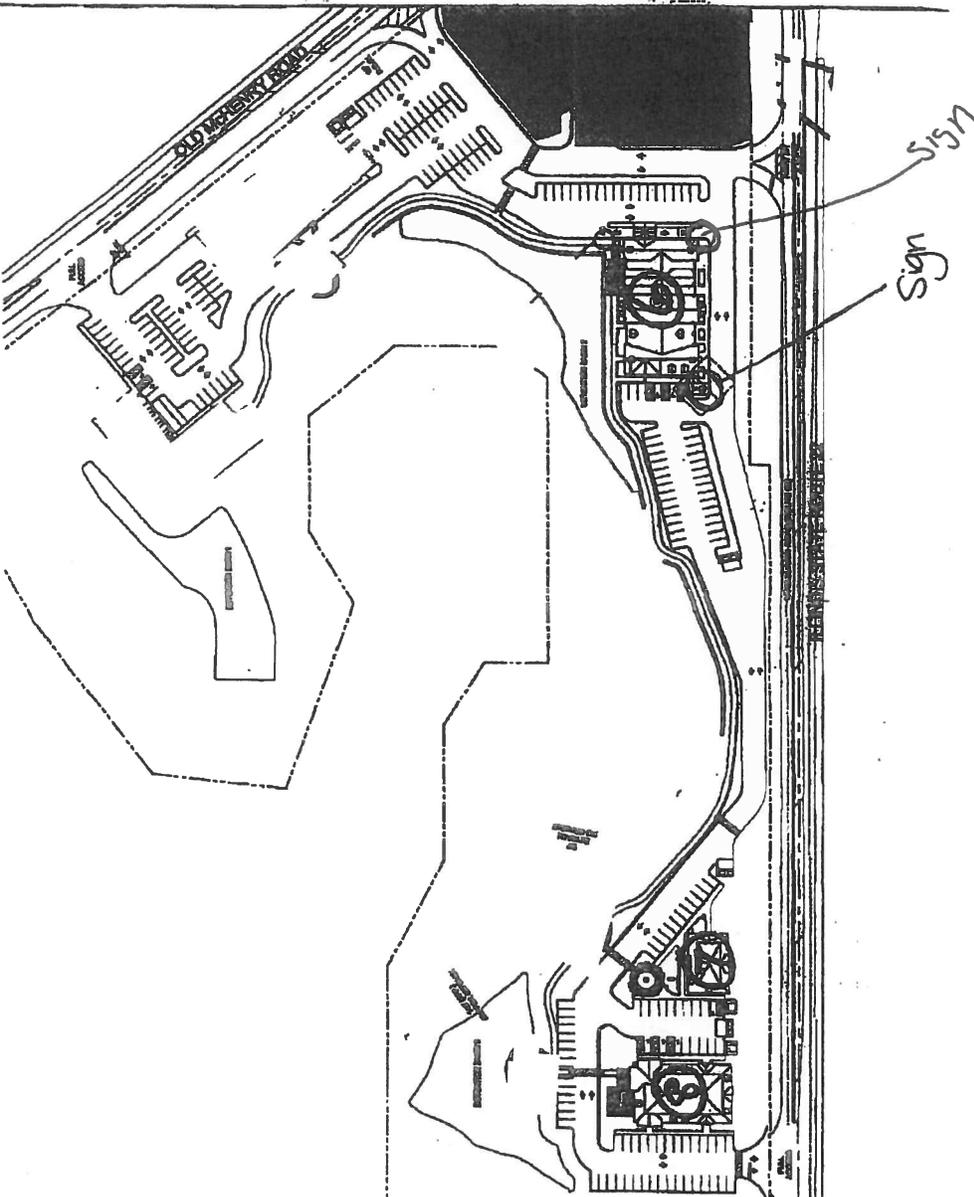
- 1 ONE(1) 5/8" NON-ILLUMINATED POST AND PANEL DIRECTIONAL DISPLAYS
 SCALE: 1"=1'
 - ALUM. TENANT PANELS PAINTED GREEN TO MATCH EXISTING PYLON
 W/ FIRST SURFACE WHITE VINYL GRAPHICS
 - TWO(2) 2" SQ. SUPPORTS PAINTED GREEN TO MATCH EXISTING PYLON
 - TWO(2) 1" REVEALS
 - STANDING SEAM ALUM. CAP PAINTED PMS 7533 C (BROWN)

200 INTERSTATE 601, F.O. BOX 1066
 ADDISON, TX 76010
 PHONE: 972.445.4400
 FAX: 972.445.4400

DATE	REVISION
06.28.13	REVISED PER JST
07.08.13	REVISED PER JST
07.28.13	ADD "CHIROPRACTOR" PANEL
10.29.13	REVISE ARROW DIRECTION

CUSTOMER APPROVAL DATE: _____
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CLIENT LONG GROVE COMMONS
ADDRESS NWC OF ROUTE 22 & OLD MCHENRY ROAD
CITY LONG GROVE **STATE** IL **DESIGNER** KM **SALESPERSON** JST
DRWG. NO. 15362 **SCALE:** NOTED **DATE:** 05.17.2013 **SHEET NO.** 1 of 2

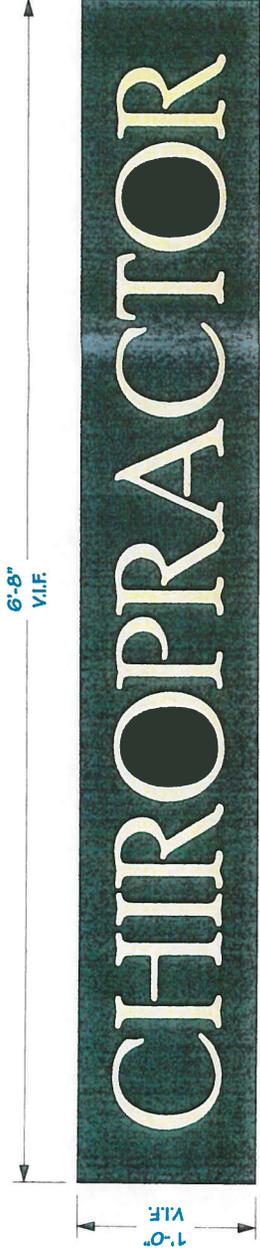


TOTAL P.01

TOTAL P.01

P.01/01

P.01/01

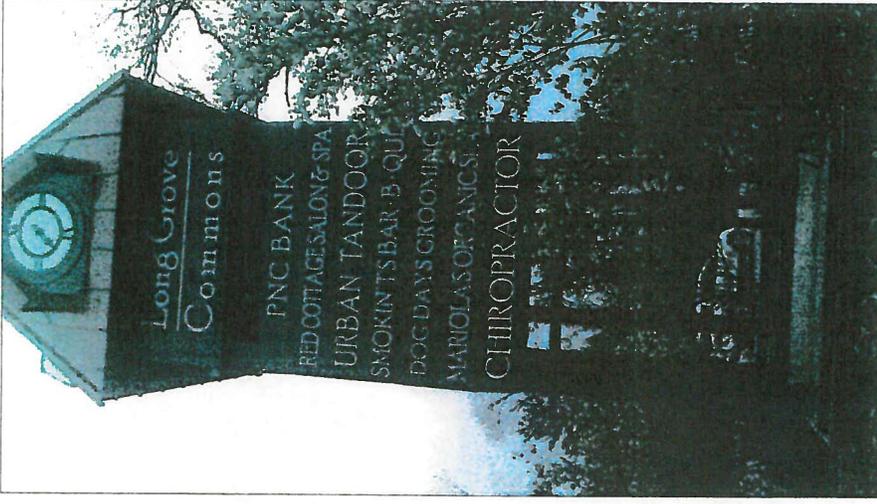


1 THREE(3) WOODEN PANELS TO MATCH EXISTING

SCALE: 1 1/4" = 1'

- MATCH EXISTING WOOD, THICKNESS, SIZE & COLOR

- USE FIRST SURFACE APPLIED IVORY(V.I.F.) VINYL W/ "FOOK RICHARD" FONT



DATE	REVISION

CUSTOMER APPROVAL _____ DATE _____

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CLIENT CHIROPRACTOR - LONG GROVE COMMONS
ADDRESS NWC IL TOUTE 22 & OLD MCHENRY RD.
CITY LONG GROVE **STATE** IL **DESIGNER** KM **SALESPERSON** JST
DRWG. NO. 13478 **SCALE:** NOTED **DATE:** 07.29.2013 **SHEET NO.** 1 of 1