

Item #2:
Report Of The October 18, 2010 AC Meeting
A. Signage For Cigars & More



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, October 18, 2010 at 7:00 P.M.

CALL TO ORDER:

ACTION ITEMS:

1. **Approval of the September 20, 2010 Draft Meeting Minutes.**
2. **Consideration of a request for signage for “Cigars & More”, 445 Robert Parker Coffin Road, within the B-1 Historic District, submitted by Julie & Ken Neumann.**
3. **Consideration of screening of the illuminations source for the “Full Gospel Church of Love” sign at 1598 Arlington Heights Road and within the “R-2” District submitted by Cosmos Sign & Design.**
4. **Consideration of a request for final perimeter sign elevations and modification of landscape plans for the Sunset Grove Development and zoned HR-1 PUD District, submitted by Mr. Kurt Wandrey, Lakewood Real Estate Solutions LLC .**

OTHER BUSINESS:

- **2011 Meeting Dates**

ADJOURNMENT: Next Scheduled Meeting: November 15, 2010, @ 7:00 P.M.

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



ITEM #2: For the ARCHITECTURAL COMMISSION on MONDAY, October 18, 2010 @ 7:00 P.M.

REQUEST: Consideration of a request for signage (2nd sign) for “Cigars & More”, 445 Robert Parker Coffin Road within the B-1 Historic District, submitted by Julie & Ken Neumann

UPDATE:

At the September meeting the Architectural Commission approved a request for a freestanding sign to be erected in the front of the structure utilizing the existing sign frame at that time the petitioner mentioned additional “slat” which was being considered as an addition to the proposed ground sign. The addition to the previously approved sign is now being proposed.

As previously approved 11.7 square feet of signage was allowed for the ground sign. As requested an additional 1 square foot of signage would be added to this sign bringing the total to 12.7 square feet. Petitioner is entitled to 20 square feet of signage. The material and color scheme would be the same as previously approved.

Petitioner is also requesting an additional sign be “suspended” from an existing archway in the rear of the store adjacent to the Stemple Parking lot. This sign may be considered a hanging sign. This sign would measure 1.5’ x 3’ for a total of 4.5 square feet. This would allow for 17.2 square feet of signage on the property. The sign would mimic the look of the Robert Parker Coffin Road sign.

HISTORY/STAFF REVIEW:

The property in question is located on the south side of Robert Parker Coffin Road north of and adjacent to the bridge. The space was formerly occupied by “Art Works”.

Based upon the items submitted the petitioner is requesting one (1) ground sign(double faced) measuring 18” x 53.” (11.7 square feet) to be placed in the existing support structure in front of the property. Materials out of which the signs will be constructed were not specified. The signage would be red & white with regard to the color scheme and designed to represent a cigar band. Signage appears to be non-illuminated or will utilize existing illumination. No request for illumination was included in the application for signage.

Square footage of the commercial space for which the signage is being requested is approximately 1750 square feet. For retail spaces containing 1001 to 3000 sq. ft. of floor

area 20 square feet of signage may be allowed per the Village Zoning Code (excerpt below).

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (11.7 square feet), the request is within the maximum square footage limitation for the floor area at this location.

Per the village sign regulations one wall sign is permissible at this location as follows;

(1) The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign.

SIGN REGULATIONS:

The following are excerpts of applicable portions of the Village Sign Ordinance:

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

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

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

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

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

ARCHITECTURAL COMMISSION DECISION:

The Commission should review the request for signage against the aforementioned regulations and render a determination based upon those criteria as well as the appropriateness of the signage at this location in relation to other signage on the structure. As submitted the requested signage is with the parameters of the Village Code and therefore approvable.



Est.

Neumann's
**CIGARS
&
More**

1998

Unique Men's Gifts



ITEM # 3: For the ARCHITECTURAL COMMISSION on MONDAY, October 18, 2010 @ 7:00 P.M.

REQUEST: Consideration of a request for signage for “Full Gospel Church of Love” at 1598 Arlington Heights Road and within the “R-2” District submitted by Cosmos Sign & Design.

UPDATE:

The petitioner has now completed screening of the light source which meets the intent of the Village Code (photos attached). Staff is following up on the report presented at the last meeting concerning this issue. It is the opinion of staff that the landscaping done by the petitioner does satisfy the condition of approval placed upon the request and the standard established by the Village Code. A permit for the signage may now be issued. No further action by the AC is required.

PROPERTY LOCATION:

The property in question is located on the west side of Arlington Heights Road north of Brittany Lane. The property is adjacent to and northeast of the La Savanne PUD\Subdivision.

HISTORY/STAFF REVIEW:

The “Rock of Israel” was granted a Special Use Permit in 1990. The “Vineyard Congregation” successfully petitioned for a special use permit (SUP) approved on May 22, 1990. It appears the property was used as religious facility prior to that date and the SUP was granted after the fact. No modifications to the SUP appear to have been requested or granted. Signage is not specifically mentioned in the approval ordinance however, plans for any structures were to be reviewed by the AC as a condition of approval. Staff is considering this an addition to an existing structure and therefore permissible with AC review.

In May of 2010 the petitioner came forth with a request to add an additional sign panel on the bottom of the existing ground\monument sign located on the property. The AC granted a conditional approval as follows:

A motion was made by Commissioner Connolly, seconded by Commissioner Tapas, to accept the request for signage with the following modifications;

- The corners of the sign be scalloped to match the existing sign.
- The lettering and color scheme be modified (to blue & white) to match the existing sign.
- The existing illumination source for the signage be landscaped to comply with the Village Code with a landscape plan being submitted and subject to the review and approval of village staff.

On a voice vote; all aye.

The petitioner has submitted a modified sign which satisfies the conditions of approval as requested by the AC. However, the landscaping of the illumination source (see attached photos) has not been completed to the requirements of the Village Code and, as such the condition of approval placed on the request by the AC.

Staff has indicated this to the petitioner via the attached e-mail. Staff has also indicated tot the petitioner that this item would be on this agenda for reconsideration as it relates to the landscaping.

It is the opinion of staff that the minimal landscaping done by the petitioner does not satisfy the condition of approval placed upon the request nor the standard established by the Village Code.

The AC may however re-review what has been submitted and make a determination as to whether or not the screening condition has been satisfied..

MESSIAHIC CONGREGATION

Shabbat Service 10:15 Saturdays 847-520-0616

JOIN US FOR SHABBAT
SAT 10:15 AM

순복음 사랑교회

Full Gospel Church of Love







LITTLE ROCK ISRAEL

Messianic Community

September 2011

JOIN US FOR SHABBAT
SAT 10:15 AM

שבת
מנוחה
בביתנו





ITEM #4: For the **ARCHITECTURAL COMMISSION**; on **MONDAY, October 18 @ 7:00 P.M.**

REQUEST: Consideration of a request for final perimeter sign elevations and modification of landscape plans for the Sunset Grove Development and zoned HR-1 PUD District, submitted by Mr. Kurt Wandrey, Lakewood Real Estate Solutions LLC .

HISTORY/STAFF REVIEW:

History:

At the September regular meeting Mr. Kurt Wandrey, Lakewood Real Estate Solutions, presented the revised signage as illustrated on a site plan dated August 19, 2010 to the AC. This plan indicates the size and locations of the proposed signage. He noted there was a trade-off with regard to the monument signage overall within the development. One large monument sign would be eliminated and two smaller monument signs would be installed in place of the large sign. Overall this represented a reduction in total signage by 84 square feet but would allow for an additional sign. The two Type "C" signs would be lower to the ground and landscaped with ground mounted up-lighting for illumination. This would provide better contrast to the overall signage scheme of the development. These signs would be dedicated exclusively to individual tenants in "Building D" (currently CVS) and the Chase Bank Building. Changes in elevation from south to north were also noted. The CVS building is difficult to see from the south given the grade change and thereby necessitating "dedicated signage".

After substantial discussion and debate over the additional sign as proposed a recommendation to accept the signage as submitted per the revised site plan as prepared by OKW Architects, August 19, 2010 and subject to a revised landscape plan being submitted which accommodates the signage revisions was approved.

Attached is the landscape plan as requested by the AC as well as the final elevations for the proposed perimeter signage.

Additional modifications to the landscape plan along the east property line will also be presented to the AC. As the development has progressed it has been noted that the landscape coverage along the east long of the development (Arlington Heights Road side) have not been sufficient. Petitioner has worked with staff (including the Village Arborist) to correct these deficiencies. Modifications which are proposed should serve to achieve the landscape coverage as discussed during the public hearings on the proposal. It is noted that full coverage will be achieved in a five to seven year timeframe from when the landscaping is installed.



Urban Forest Management, Inc.

RECEIVED
OCT 18 2010
VILLAGE OF LONG GROVE

October 17, 2010

Mr. David Lothspeich
Village Manager
Village of Long Grove
3110 RFD
Long Grove, IL 60047-9653

RE: Sunset Grove
Landscape Plan Amendments

Dear Mr. Lothspeich:

As requested, I have met with Village Planner Jim Hogue and Kurt Wandrey. We reviewed the current revision of the landscape plan and visited the site to review current site conditions along the east property line. The following comments summarize this review:

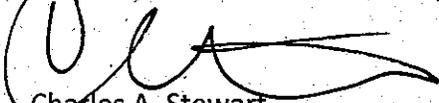
1. The first issue we noted in the field was the complete failure of a one section of the fence and damage to second section of the fence. The fence damage was near the detention pond. Kurt indicated that the failure was due to wind stress. He was going to investigate the extent of the damage and determine what was needed to strengthen the fence.
2. There is a slight bend in the drive near the north end of the fence. This bend results in a reduced planting area between the drive and the fence. We agreed on some minor adjustments in the planting locations of one tree and some shrubs in this area.
3. The current fence ends at the end of the south truck dock. The revised landscape plan provides for some evergreen at the end of the fence and a new 85' section of fence that goes south from the evergreens. We agreed to offset this new section of fence approximately two feet up the slope. This will essentially make this section of fence one foot higher. The plantings past the south end of the 85' section of fence are shown of the east side of the swale which means that they are several feet lower than the plantings of the west side of the swale.
4. In the location where the plantings are on the east side of the swale, we discussed narrowing the bottom of the swale, using the stone in the temporary baffles that were installed for the well test in the bottom of the swale, softening the slope on the west side of the swale, and building a small berm on the east side of the swale. The purpose of the berm is to elevate the plants and direct any sheet flow from the east to the north to the low point. Kurt was going to discuss these issues with the site engineer.

Mr. David Lothspeich
Village Manager
Sunset Grove
Landscape Plan Amendments
October 17, 2010
Page 2

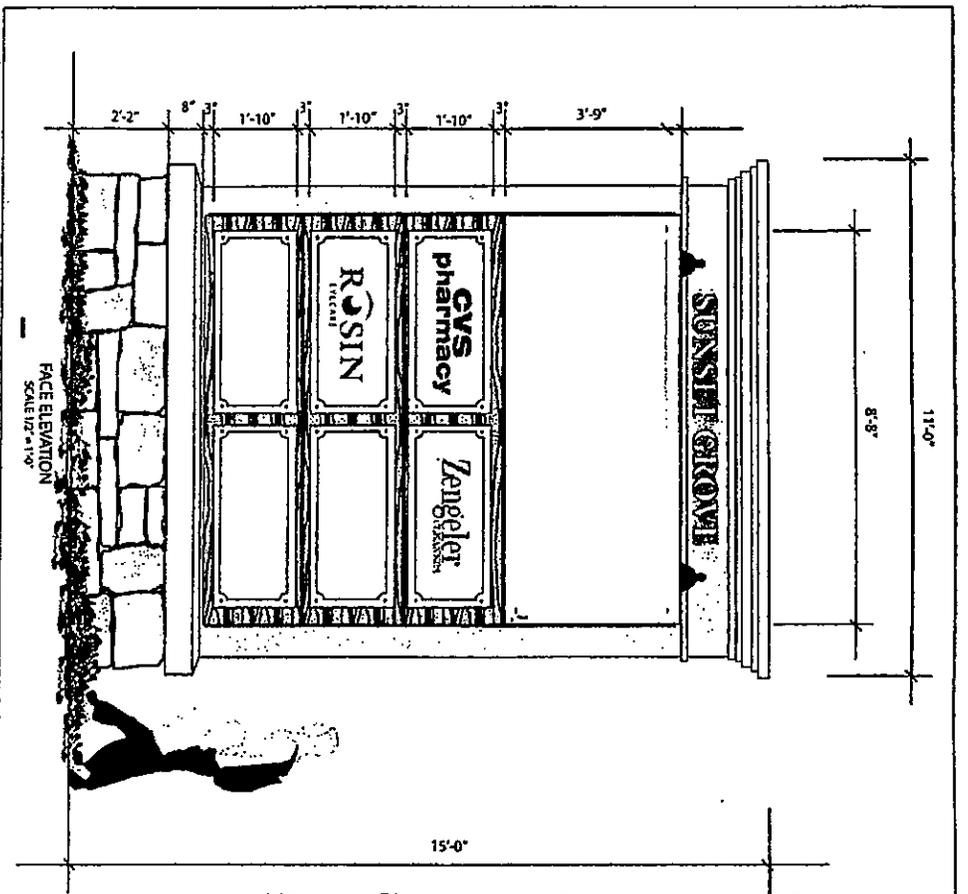
5. Addressing the concern for the reduced screening benefits of the fence and the potential screening benefits of the landscaping is the challenge. The constraints of the available planting space in terms of width and slope also limit the size of the root balls and the height of the plants that can be installed. We discussed this issue and agreed that the trees will be upsized in order to be able to plant trees that will provide the maximum height and canopy cover above the fence. In order to reach the goal of installing plants that are in the range of 16' in height at the time of planting, the size of the proposed trees will have to increase to 3.5" – 5.0" caliper depending on species. The final decisions on tree species and size will have to be made in the nursery that is supplying the trees.
6. The locations where these trees are to be planted are not the best to maximize tree growth. The larger the trees that are planted the longer it will take them to adjust to the site and to start growing at a reasonable rate. The ability of the trees that are planted to reach a height of about 32' in 8 to 10 years will depend on the species and the maintenance that the trees receive.

I will be contacting Kurt Wandrey on Monday to see what he has found out regarding the stability of the fence, the ability to adjust the swale at the south end, the nursery options for plant selection, some mystery pipes we observed between the drive and the fence, and the landscape maintenance plan for the east buffer area.

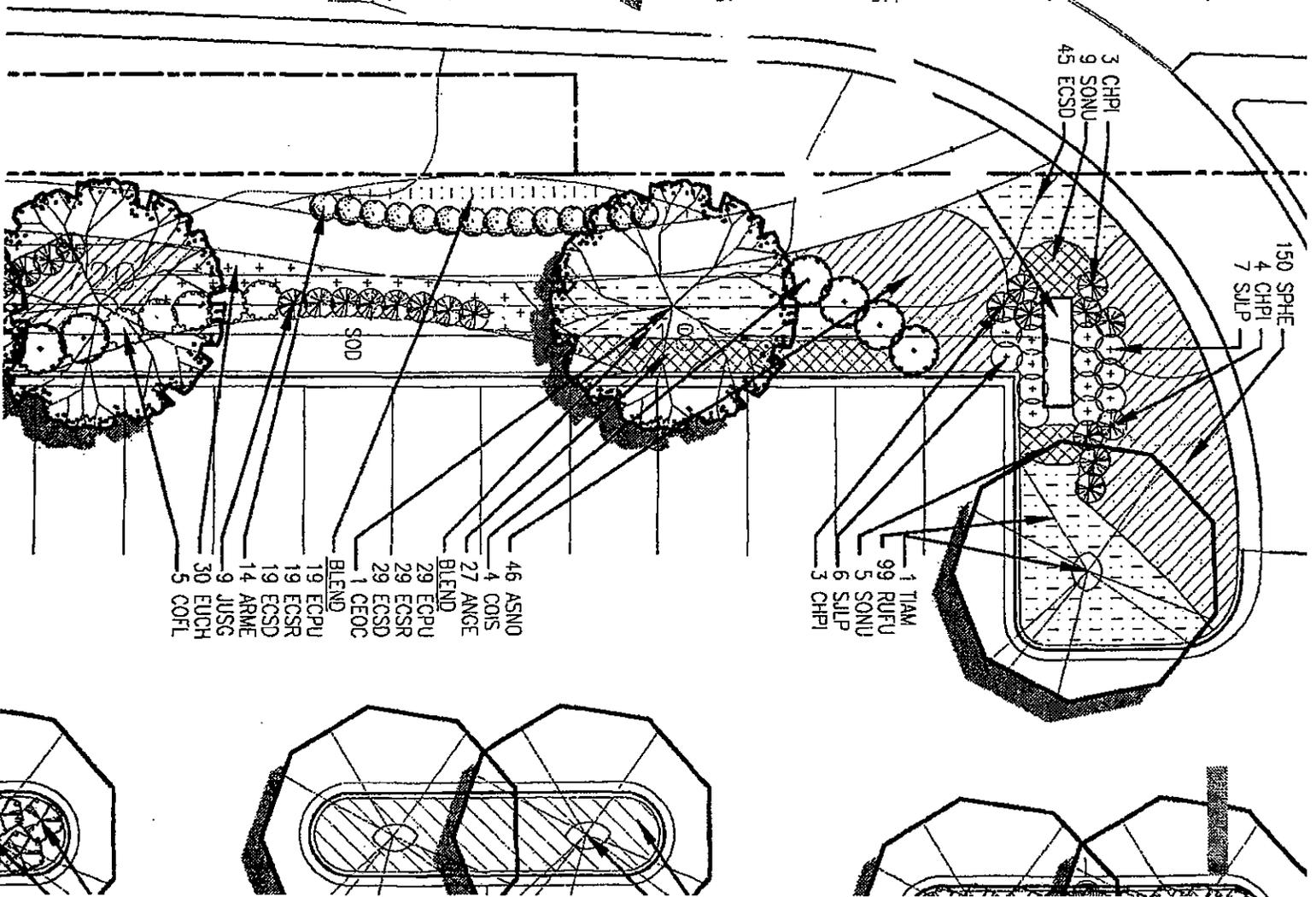
Sincerely,
URBAN FOREST MANAGEMENT, INC.

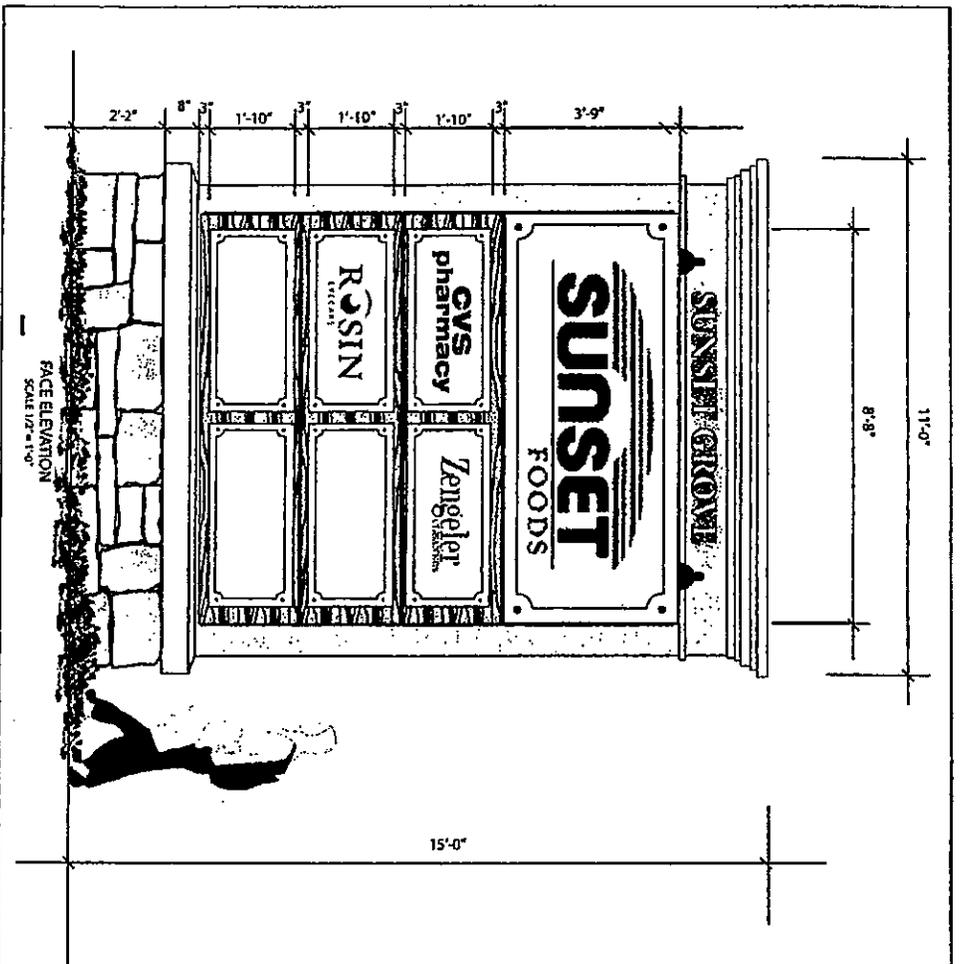


Charles A. Stewart
Vice President



MONUMENT SIGNA
 SIZE: 15' x 10'
 AREA: 300sf

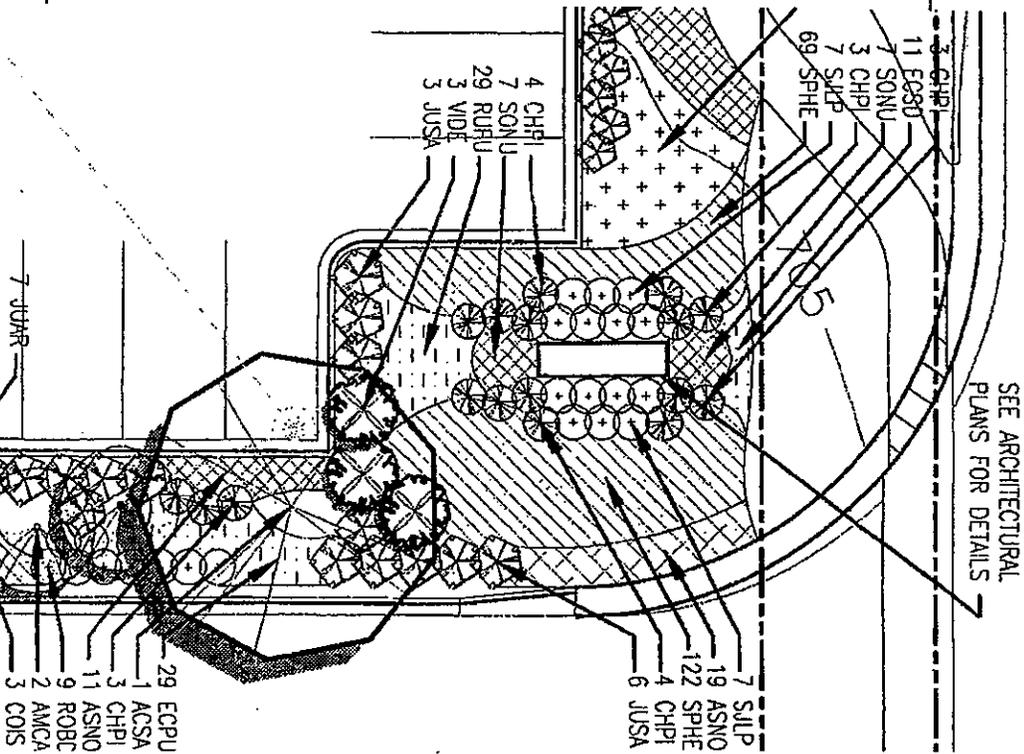




MONUMENT SIGNA

SIZE: 15' X 10'

AREA: 300sf



MONUMENT SIGN -
SEE ARCHITECTURAL
PLANS FOR DETAILS

- 0 JUSA
- 18 PAVI
- 1 CLTR
- 3 VTR

- 7 JUAR
- 29 ECPPU
- 1 ACSA
- 3 CHPI
- 11 ASNO
- 9 ROBC
- 2 AMCA
- 3 COIS
- 21 RUFU
- 8 JUAR
- 7 SLP
- 19 ASNO
- 122 SPHE
- 4 CHPI
- 6 JUSA
- 37 ASTU
- 1 CRCP
- 3 CHPI
- 13 PHM
- 5 JUAR
- 1 COFL
- 5 VTR
- 16 ASNC



MONUMENT SIGN B
SIZE: 48' X 5'

MONUMENT SIGN -
 SEE ARCHITECTURAL
 PLANS FOR DETAILS

- 19 ECPU
- 19 ECSR
- 19 ECSD
- 3 ROBD
- 5 SONU
- 8 WIDE

- 273 USP
- 2 ACFR
- 5 COFL

ASPHALT I
 SEE ENGR
 PLAN FOR

- 7 THTE
- 258 USP

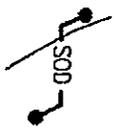
- 1 ACSSA
- 4 COFL
- 7 COIS

SEE ENGINEERING
 PLANS FOR STRIPING
 SPECIFICATIONS

CONCRETE
 ENGINEERING

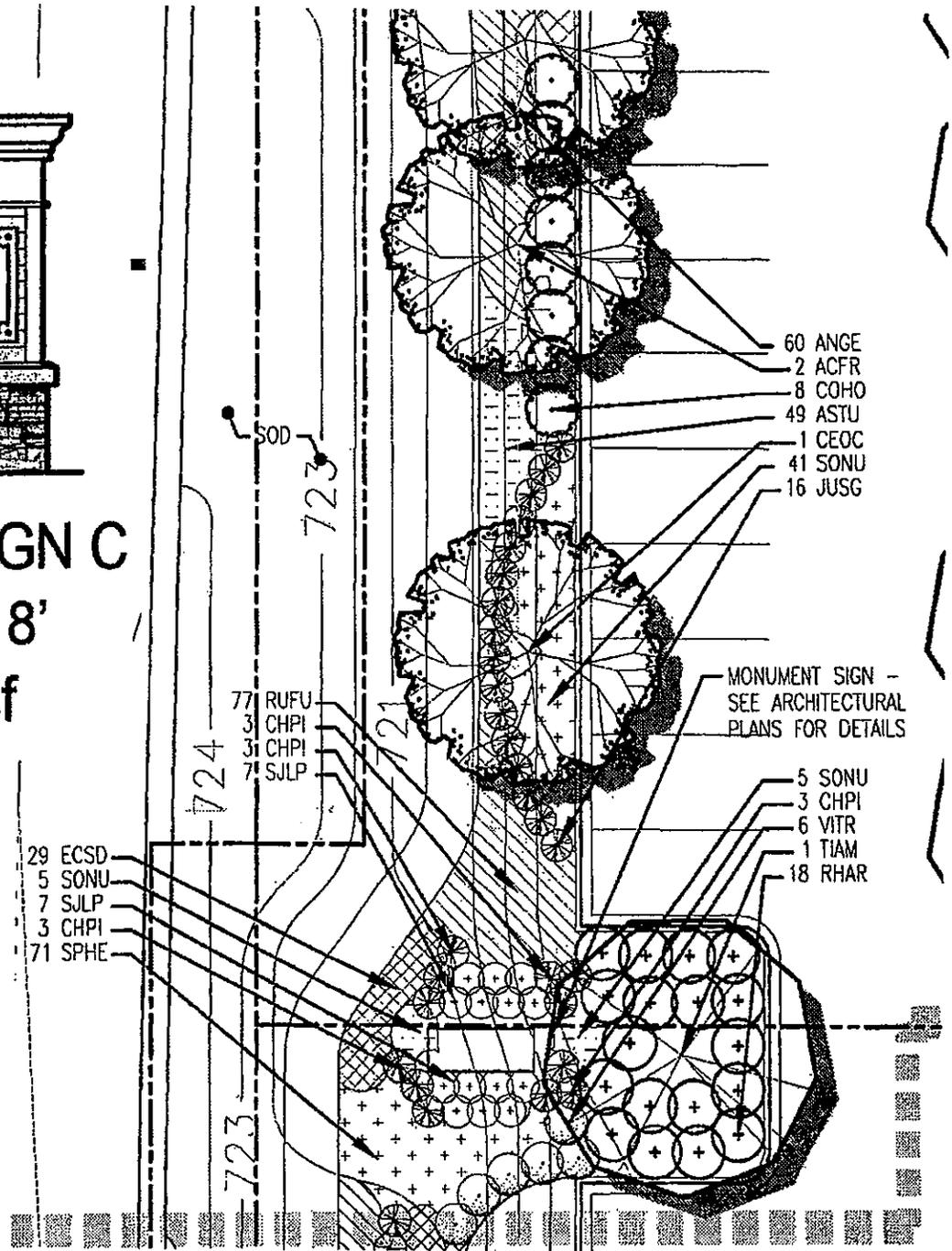
- 354 EUPU
- 11 JUSA
- 3 ROBD
- BLEND
- 15 EGPU
- 15 ECSR
- 15 ECSD
- 5 SONU

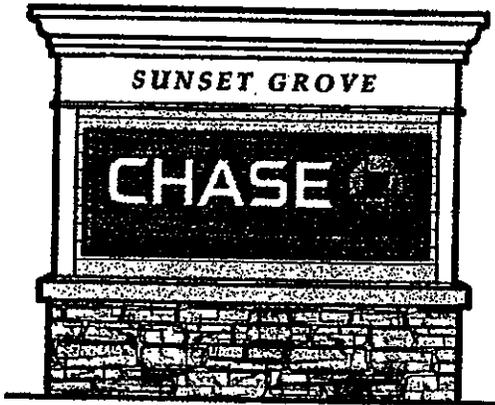
- 6 JUSG



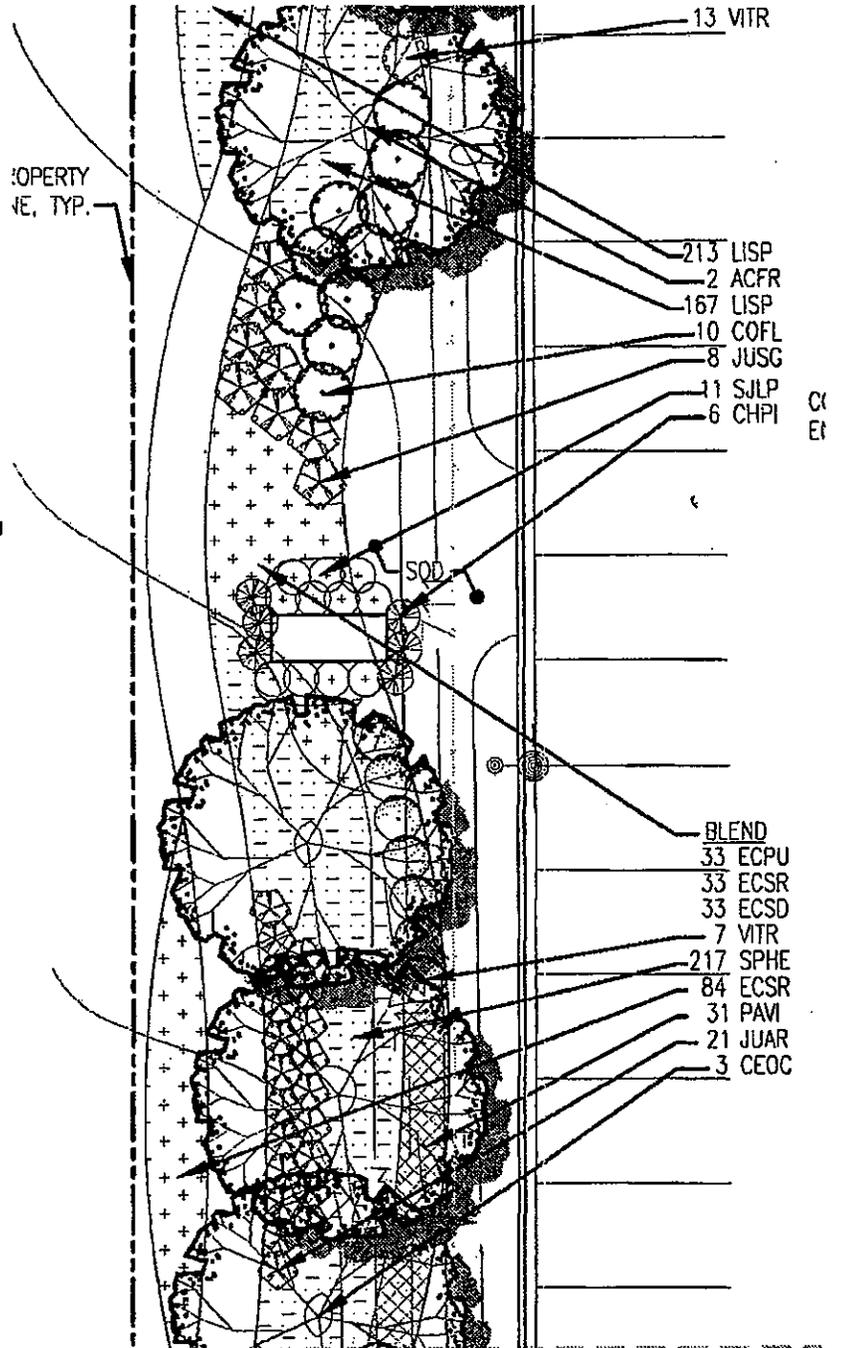


MONUMENT SIGN C
SIZE: 6'-8" x 8'
AREA: 108sf





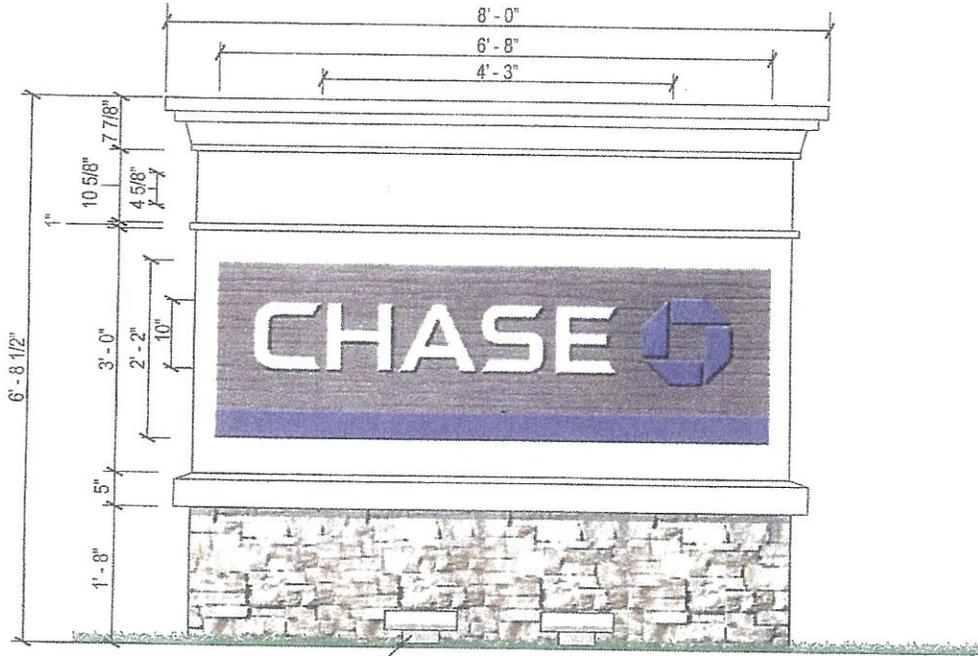
MONUMENT SIGN C
SIZE: 6'-8" x 8'
AREA: 108sf



PLANT LIST

NTITY KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
LARGE DECIDUOUS TREES				
ACFR	ACER FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2.5" CAL. - B.B.	AS SHOWN
ACSA	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL. - B.B.	AS SHOWN
GLTR	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER THORNLESS HONEY LOCUST	2.5" CAL. - B.B.	AS SHOWN
SMALL DECIDUOUS TREES				
AMCA	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	5' HT., MULTI-STEM - B.B.	AS SHOWN
CRCR	CRATAEGUS CRUS-GALI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	5' HT., MULTI-STEM - B.B.	AS SHOWN
LARGE EVERGREENS				
THTE	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	5' HT. - B.B.	AS SHOWN
SMALL EVERGREENS				
CHPI	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP FALSE CYPRESS	18" WIDTH - B.B.	AS SHOWN
JUSA	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	24" WIDTH - B.B.	AS SHOWN
JUSG	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT. - B.B.	AS SHOWN
JUAR	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	24" WIDTH - B.B.	AS SHOWN
TADE	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24" HT. - B.B.	AS SHOWN
THHO	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	36" HT. - B.B.	AS SHOWN
DECIDUOUS SHRUBS				
ARME	ARONIA MELANOCARPA VAR. ELATA	GLOSSY BLACK CHOKEBERRY	24" HT. - B.B.	AS SHOWN
COFL	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	36" HT. - B.B.	AS SHOWN
COIS	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	36" HT. - B.B.	AS SHOWN
HYAR	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	30" HT. - B.B.	AS SHOWN
RHTY	RHUS TYPHINA 'LACINIATA'	CUTLEAF STAGHORN SUMAC	36" HT. - B.B.	AS SHOWN
ROBD	ROSA 'BLANC DOUBLE DE COUBERT'	BLANC DOUBLE DE COUBERT SHRUB ROSE	36" HT. - B.B.	AS SHOWN
ROKN	ROSA 'KNOCKOUT'	KNOCKOUT SHRUB ROSE	36" HT. - B.B.	AS SHOWN
SJLP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	24" HT. - B.B.	AS SHOWN
VIDE	VIBURNUM DENTATUM 'MORTON'	NORTHERN BURGUNDY ARROWWOOD VIBURNUM	36" HT. - B.B.	AS SHOWN
VITR	VIBURNUM TRILOBUM 'BAILEY COMPACT'	BAILEY COMPACT AMERICAN CRANBERRYBUSH	30" HT. - B.B.	AS SHOWN
PERENNIALS				
ASTU	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1 GAL	18" O.C.
ASLA	ASTER LAEVIS 'BLUEBIRD'	BLUEBIRD ASTER	1 GAL	18" O.C.
ASNO	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	PURPLE DOME ASTER	1 GAL	24" O.C.
CAEL	CAREX ELATA 'BOWLES GOLDEN'	BOWLES GOLDEN SEDGE	1 GAL	12" O.C.
ECPU	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	1 GAL	18" O.C.
ECSO	ECHINACEA 'SUNDOWN'	SUNDOWN CONEFLOWER	1 GAL	18" O.C.
ECSR	ECHINACEA 'SUNRISE'	SUNRISE CONEFLOWER	1 GAL	18" O.C.
EUFO	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POT	12" O.C.
HOFO	HOSTA FORTUNEI 'GOLD STANDARD'	GOLD STANDARD HOSTA	1 GAL	24" O.C.
HOSI	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA	1 GAL	24" O.C.
LISP	LIRIOPE SPICATA	CREEPING LILYTURF	3" POT	12" O.C.
PATE	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	3" POT	12" O.C.
PAVI	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	1 GAL	24" O.C.
PHVI	PHYSOSTEGIA VIRGINIANA	OBEDIENT PLANT	1 GAL	24" O.C.
RUFU	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	18" O.C.
SONU	SORGHASTRUM NUTANS 'SIOUX BLUE'	SIOUX BLUE INDIAN GRASS	1 GAL	24" O.C.
SPHE	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	1 GAL	18" O.C.

MAIN ID



EXTERNAL ILLUMINATION PROVIDED BY GROUND MOUNTED SPOTLIGHTS (2X SPOTLIGHTS PER SIDE)



MONUMENT SIGN- M-14.5-CUST

Scale: 1/2"= 1'-0" 14.5 SQ. FT.

NOTES:

WOOD PANEL SIGNS W/ PAINTED COPY AND BACKGROUNDS. ALL MATERIALS TO MATCH BLDG. DETAILS (COLOR AND FINISHES)

MAIN BODY TO MATCH: MONTEREY TAUPE (GREEN)
TRIM TO MATCH: NAVAJO BEIGE

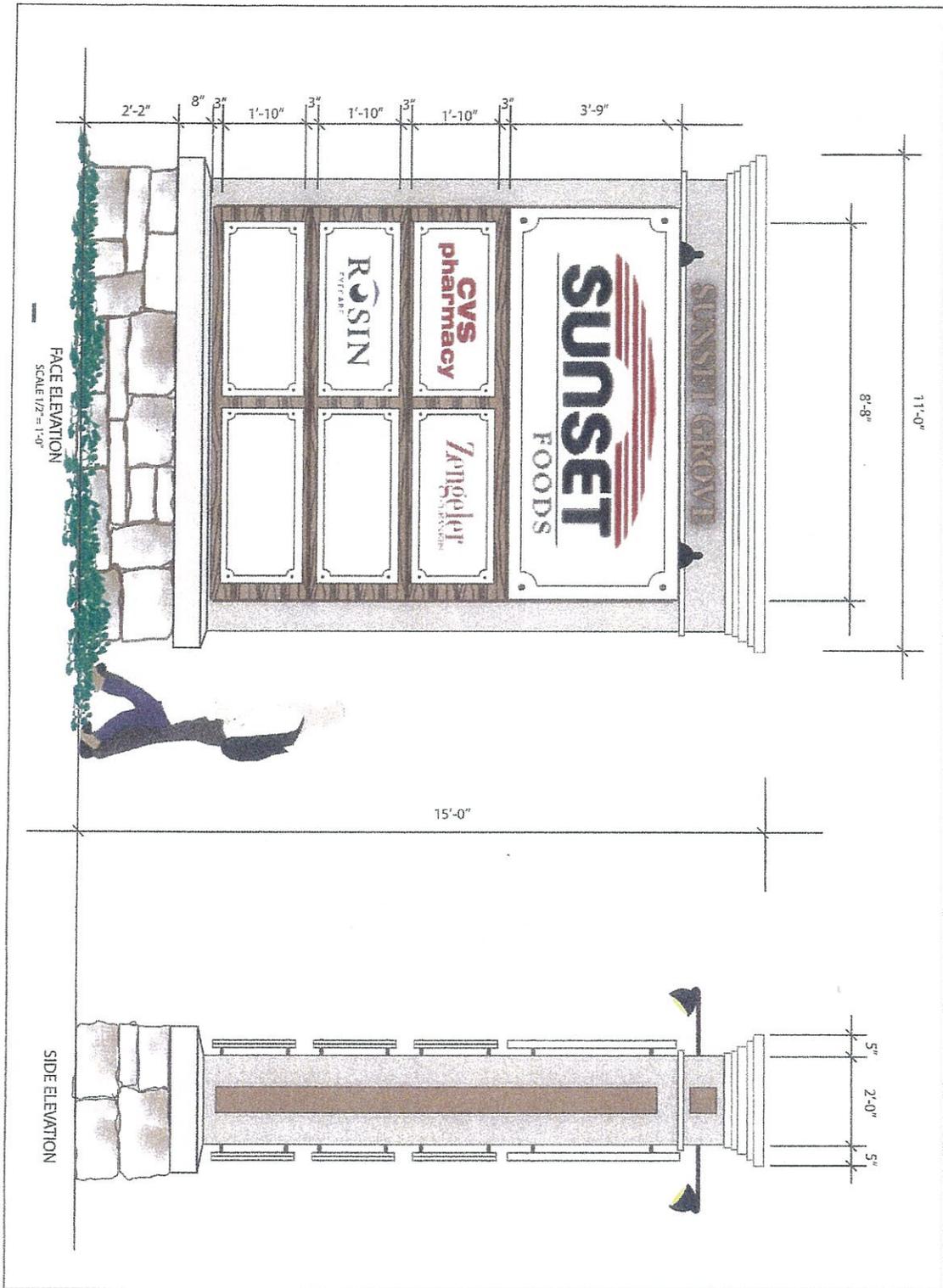
STONE TO MATCH: COUNTRY LEDGESTONE - EUCALYPTUS (CSV-20050)

TO BE EXTERNALLY ILLUMINATED, SPOT LIGHT SPECS TBD

CHASE

83rd & Aptakisic Long Grove, IL 60047

7748



E-2

SHEET NUMBER

SIGN TYPE: GROUND SIGN / ILLUMINATED

LOCATION: LONG GROVE, IL.

JOB NO. 04-21-10

THESE DRAWINGS ARE THE PROPERTY OF THE HOLLAND DESIGN GROUP, INC. AND ANY USE OR DUPLICATION OF THE DESIGNS OR ARTWORK ARE SUBJECT TO THE REGULATION AND CONTROL OF THE ORIGINATOR, THE HOLLAND DESIGN GROUP, INC.

SUNSET GROVE, LONG GROVE, IL.

DATE: 04-21-10
 DRAWN BY: ATH
 SCALE: 1/2" = 1'-0"



100N HAWKWOOD STREET
 SUITE 100
 LONG GROVE, IL 60130
 PHONE: 630.535.8844
 FAX: 630.535.8844
 WWW.HOLLANDDESIGN.COM

