



**AGENDA**  
**ARCHITECTURAL COMMISSION**  
**REGULAR MEETING**  
Monday, November 21, 2011 at 7:00 P.M.

**CALL TO ORDER:**

**ACTION ITEMS:**

1. **Approval of the September 19, 2011 Draft Meeting Minutes.**
2. **Consideration of a request for signage for "Peppermint Stick" at 410 Robert Parker Coffin Road Road and within the B-1 Historic District submitted by Susan Coveny.**
3. **Consideration of a request for landscape lighting at 2426 RFD and within the R-2 Zoning District (Country Club Estates) submitted by Zubin Tantra.**

**OTHER BUSINESS:**

- **2012 Meeting Calendar**

**ADJOURNMENT:** Next Scheduled Meeting: December 19, 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.

**Item #2:**  
**Report Of The November 21, 2011 AC Meeting**  
**A. Signage For Peppermint Stick, Coveny**



**ITEM #2: For the ARCHITECTURAL COMMISSION on MONDAY, November 21, 2011 @ 7:00 P.M.**

**REQUEST:** Consideration of a request for signage for “Peppermint Stick”, 410 Robert Parker Coffin Road within the B-1 Historic District, submitted by Susan Coveny.

**HISTORY/STAFF REVIEW:**

The property in question is located on Robert Parker Coffin Road in the same building as the “Remax/Prestige Real Estate Office”. This space was formerly occupied by “Victoria’s Mexican Grill”.

Based upon the items submitted the petitioner is requesting one (1) wall sign (single faced – dimensions unknown) and one (1) ground sign (double faced) all with dimensions of 36” x 36”. The wall sign will be mounted directly to the porch railing of the structure. The ground sign will be placed within the existing supports along Robert Parker Coffin Road. The wall sign was the exact same sign used previously for “Peppermint Stick” and presumably approved by the AC. Signs are made of wood with copy painted on (magenta, white & black). Signage appears to be non-illuminated as 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 800 square feet (500 square feet of the structure is occupied by the Remax Office). **For retail spaces containing 501 to 1000 sq. ft. of floor area 12 square feet of signage may be allowed per the Village Zoning Code (excerpt below).**

Although dimensions of the proposed wall sign are not provided, it appears that sign is approximately 2’ x 3’. **Based upon the total square footage of the leasable commercial space 15 square feet of signage would exceed the maximum square footage limitation for the floor area at this location.** Square footage of the wall signage should be verified through testimony however.

**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 No Arterial Access in Square Feet	Arterial Access		B2
	B1	B2	
<u>1-1,000</u>	<u>12</u>	<u>12</u>	20
1,001-3,000	20	20	30
3,001-5,000	30	30	40
5,001 or greater	30	30 <sup>(i)</sup>	50 <sup>(ii)</sup>

(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 request as proposed appears not to be permissible. Fifteen (15) square feet of signage would exceed the maximum amount of square footage (12 square feet) permitted at this location per the Village Code. Square footage of the signage should be verified through testimony however.

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 in the vicinity.

## James Hogue

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**From:** Mara Sabath [iammss@comcast.net]  
**Sent:** Wednesday, November 02, 2011 10:54 PM  
**To:** James Hogue  
**Cc:** iammss@comcast.net  
**Subject:** Fw: from Mara  
**Attachments:** Peppermint Stick 3x3.pdf

Hi Jim,

Here is all of the info on the sign permit you needed. See the attachment and the info below. I tried to send the forms today but they go kicked back. I will resend those again tomorrow in the am. I cannot get them from home.

Mara  
Peppermint Stick  
847-337-6592  
----- Original Message -----

**From:** [Signctrl@aol.com](mailto:Signctrl@aol.com)  
**To:** [iammss@comcast.net](mailto:iammss@comcast.net)  
**Sent:** Wednesday, November 02, 2011 2:03 PM  
**Subject:** Re: from Mara

Size of sign 36" x 36"

Art Attached Full Color Digital Graphics

Custom letterstyle with Logo Printed on Digital Vinyl Material

1/2" MDO Marine Treated Plywood

Colors Magenta/Red/Black

Mounted to existing wood posts

Hope this helps.

Thanks

**JACK A. BUTTACAVOLI JR.**

**SIGN CENTRAL  
ARLINGTON HTS. 847-818-9002**

**ROUND LAKE PARK 847-543-7600**

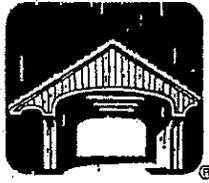
**Peppermint**

**Stick**



**CAFFE &  
ICE CREAM  
CREATIONS**

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:	<i>Deppermat Stick</i>	BUS. PHONE #:	<i>815-674-6302</i>
BUSINESS ADDRESS:	<i>410 R.L. Coffin</i>		
BUSINESS OWNER'S NAME:	<i>Long Grove Deppermat</i>	ALTERNATE PH. #:	
TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<i>Sigs for curb B-1</i>		

The Architectural Commission regularly meets every third (3<sup>rd</sup>) 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 six (6) sets of all of the following information ten (10) days prior to the meeting:

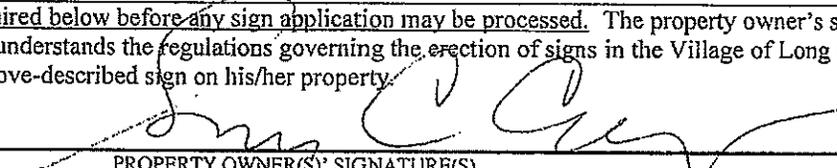
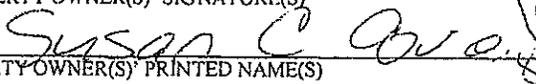
1. THIS FULLY COMPLETED APPLICATION SIGNED BY BOTH THE PETITIONER AND THE PROPERTY OWNER
2. REGARDING THE POSITION OR LOCATION OF PROPOSED SIGN ON THE BUILDING OR PROPERTY:
  - (a) PROVIDE SITE PLAN
  - (b) PROVIDE PHOTOGRAPH OF THE LOCATION ON THE PROPERTY OR BUILDING WHERE THE SIGN WOULD BE INSTALLED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

*1300* sq. ft.
3. PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
  - (a) DIMENSIONS
  - (b) SAMPLE OF COLORS ON SIGN
  - (c) LETTER STYLE TO BE USED
  - (d) SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN

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

SIGN CONTRACTOR:	<i>Old Original Sign from 2041590</i>	
NAME:		PHONE #:
ADDRESS:		

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.

  
 \_\_\_\_\_  
 PROPERTY OWNER(S)' SIGNATURE(S)  
  
 \_\_\_\_\_  
 PROPERTY OWNER(S)' PRINTED NAME(S)  
  
 \_\_\_\_\_  
 BUSINESS OWNER(S)' SIGNATURE(S)

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

**PERFECT  
LICKS**



**LUNCH &  
ICE CREAM  
CREATIONS**

**Item #2:**

**Report Of The November 21, 2011 AC Meeting**  
**B. Landscape Lighting At 2426 Lexington, Tantra**



**ITEM #3:** For the **ARCHITECTURAL COMMISSION** on **MONDAY, November 21 @ 7:00 P.M.**

**REQUEST:** Consideration of a request for landscape lighting at 2426 RFD within the R-2 Zoning District submitted by Mr. Zubin Tantra, property owners.

**Proposed Project:**

The request is being made by the property owner to allow landscape lighting at the petitioners' residence. The property is located within the Country Club Estates Subdivision and is situated on the south side of Lexington Drive between the access points for Cumberland Circle.

Eleven (11) 35 watt well lights are proposed to be placed in the landscaping near the residence, four (4) of which will be used to illuminate the driveway monuments in front of the residence. The lights will be mounted in a cast aluminum housing pointing toward the residence. The monument lighting will be aimed at the driveway monuments and should be landscaped to screen the illumination source.

Two (2) 20 watt copper pathway lights are also proposed. These would be placed between the circular driveway and the residence and serve to illuminate the walkway to the residence.

A total of thirteen (13) fixtures are proposed to illuminate the landscape. A site plan is attached for the review of the AC.

**ZONING REGULATIONS:**

Lighting within the Residential Districts is identified as "Class 3" lighting and as such must meet "tests" identified below and bolded for this lighting class. As proposed this request is probably best identified as "Landscape Lighting" defined as follows;

**"LANDSCAPE LIGHTING: Lighting which is located on the grounds and is primarily designed to illuminate or silhouette vegetation, a lawn or garden. This type of lighting may incidentally illuminate a portion of a building."**

5-9-9

**EXTERIOR LIGHTING**

- (A) **Purpose.** The village comprehensive plan refers to certain characteristics of the village which are cherished by its residents.

*The village of Long Grove is unique. . . Long Grove has managed to retain much of the pristine rural charm,. This has not occurred by coincidence but through thoughtful design.*

One of the primary thrusts of the planning efforts of the village has been to achieve a consistent and pleasing quality of life.

Excessive amounts of artificial light intruding upon adjacent properties and visible to the public constitutes light pollution which tends to destroy the natural rural charm the village has strived to perpetuate. Light pollution is aesthetically destructive. It is inconsistent with the rural night and diminishes the economic value of properties which are subjected to light pollution. Our village residents moved here and purchased property here to enjoy the rural charm of the village, not to be subjected to needless and aesthetically harmful light pollution. The purpose of this chapter is to eliminate or reduce as much as possible light pollution.

It is the intent of this section 5-9-9 to provide standards for controlled and moderate forms of illumination systems that promote safety and are consistent with the planning efforts of the village.

(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 below 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, before a permit can issue. Table 5-14-A 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 (1-6) before a permit will be issued.

SYMBOLS

P = Permitted NP = Not Permitted AB = Architectural Board Approval Required

**TEST 1**

<u>Usages Permitted</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Class 4</u>
Commercial building lighting	AB	AB	AB	--
Landscape lighting	AB	AB	<b>AB</b>	--
Private sign illumination	NP	AB	NP	--

Roadsign lighting	AB	AB	NP	--
Municipal parking lot	P	--	--	--
Commercial parking lot	AB	AB	--	--
Residential yard/grounds lighting	AB	--	P	--
Driveway lighting	AB	AB	P	--
Holiday lighting	P	P	P	--
Intersection or street lighting	AB	AB	AB	AB
Exterior lighting of dwelling	AB	--	P	--
Security lighting	AB	AB	AB	--

### TEST 2

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

### TEST 3

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

### TEST 4

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

### TEST 5

<u>Brightness</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Class 4</u>
Source watts over 200	NP	NP	NP	AB
<b>Source watts under 200</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>

### TEST 6

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

### ARCHITECTURAL COMMISSION DECISION:

The AC should review the request for lighting against the "Test Criteria" listed above. A light source has not been identified and should be confirmed through testimony. Aside from this most of the other criteria appear to have been met. The AC should pay particular attention to "Test 6" to ensure no "spillage" of light occurs on adjacent properties.

Any variations considered to avoid an undue hardship upon the petitioner/owner, should indicate that the illumination system, with the variance, shall not have any adverse effect upon adjacent properties, as well as the illumination system with the variation shall not result in light pollution subject to public view.

Staff recognizes that no landscaping plan was submitted (or required) with the site plan as proposed. The use of landscaping, integration of the lighting into existing landscaping or other screening/shielding of the proposed light sources should be considered.



**STRUCTURE/FIXTURE  
ARCHITECTURAL COMMISSION APPLICATION**

DATE: 10/6/2011

APPLICANT'S  
NAME: ZUBIN TANTRA

ADDRESS: 2426 RFD, LONG GROVE, IL 60047 PHONE: 847 219 6273

NAME OF  
BUSINESS: N/A

BUSINESS ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

TYPE OF STRUCTURE/  
FIXTURE: Home

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:
  - A. PROVIDE SITE PLAN.
  - B. PROVIDE PHOTOGRAPH OF SITE.
  - C. SQUARE FOOTAGE OF STRUCTURE \_\_\_\_\_ SQUARE FEET.
  
2. DRAWING OF PLANNED STRUCTURE/FIXTURE:
  - A. DIMENSIONS.
  - B. ELEVATIONS (ALL DIRECTIONS).
  - C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS.
  
3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE:  
OUTDOOR LIGHTING PERSPECTIVE  
PHONE: ATTN- DAVE NOLAN - 708 299 0377

The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts

3110 RFD • LONG GROVE, ILLINOIS 60047-9635  
(847) 634-9440 • FAX (847) 634-9408

and is liable for any corrections or modifications required to meet the standards of the Village,  
and further approves the work to be done on their property.

\_\_\_\_\_  
BUSINESS OWNER(S)

*JUBIN TANTRA*

*Jubin Tantra*

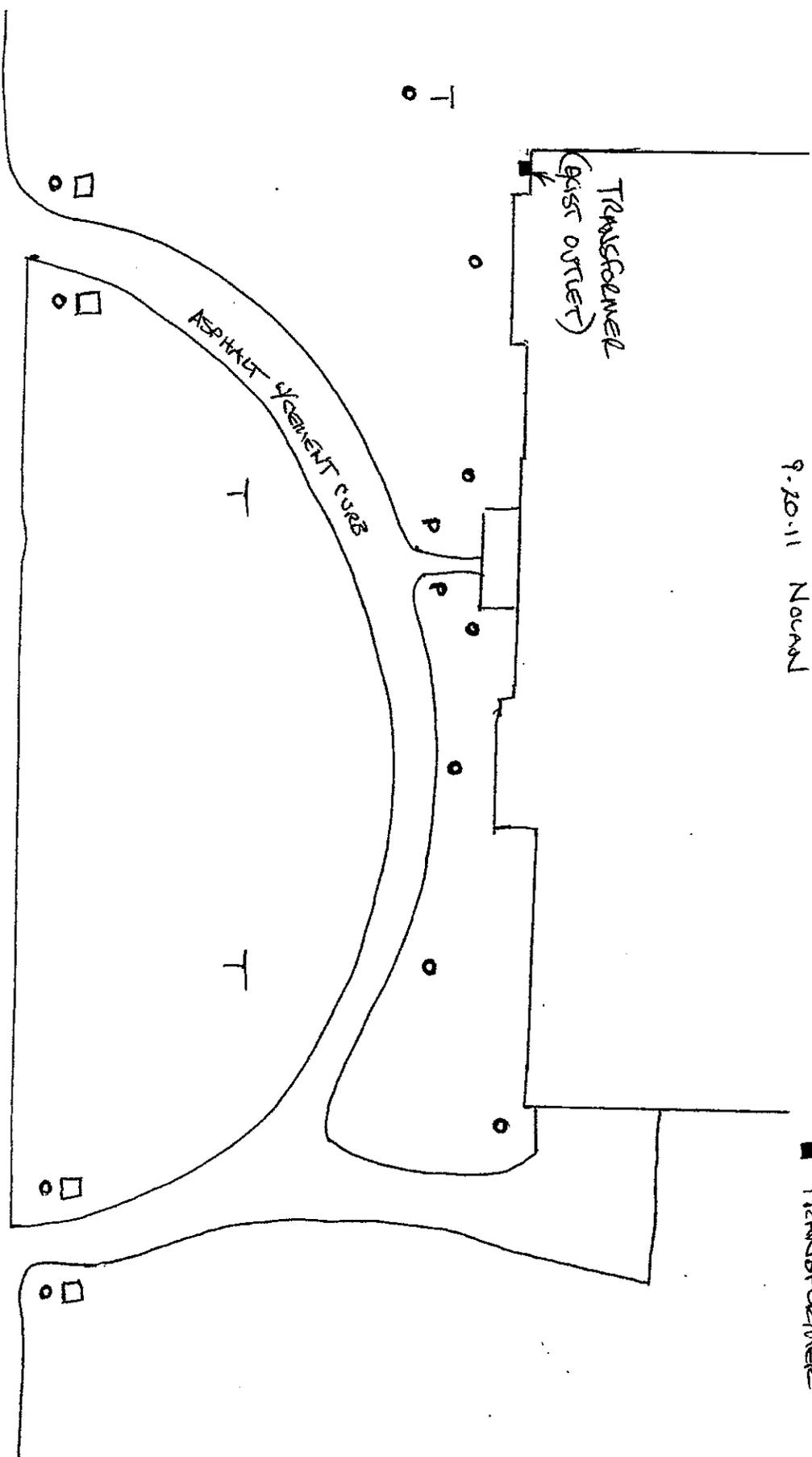
\_\_\_\_\_  
PROPERTY OWNER(S)

APPLICATION APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_

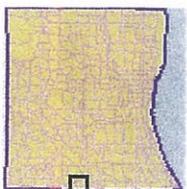
TANTRA, ZUBIN  
LONG GROVE  
9.20.11 NCRAD

- LEGEND
- 35W WELL LIGHT (11)
  - P ROW CORREL PATH LIGHT
  - TRANSFORMER



NOT TO SCALE

# Lake County Tax Parcel Map



**LakeCounty**  
Geographic Information System

Lake County Department of  
Information Technology  
18 N County St  
Waukegan IL 60085

Map Printed on 10/12/2011

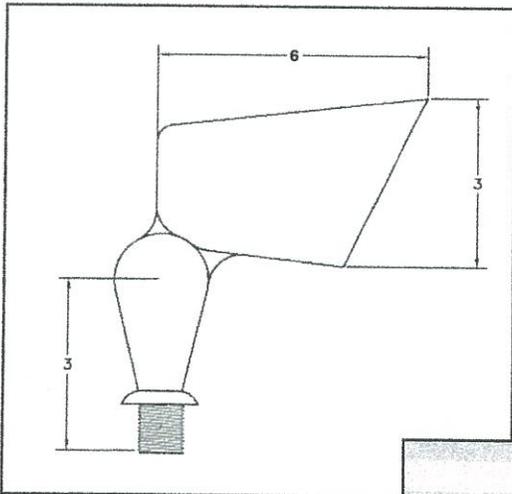


-  Major Roads
-  Railroads
-  Major Water
-  Parcels
-  2010 Aerial Photography

**Disclaimer:**

This map is for general information purposes only. 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.

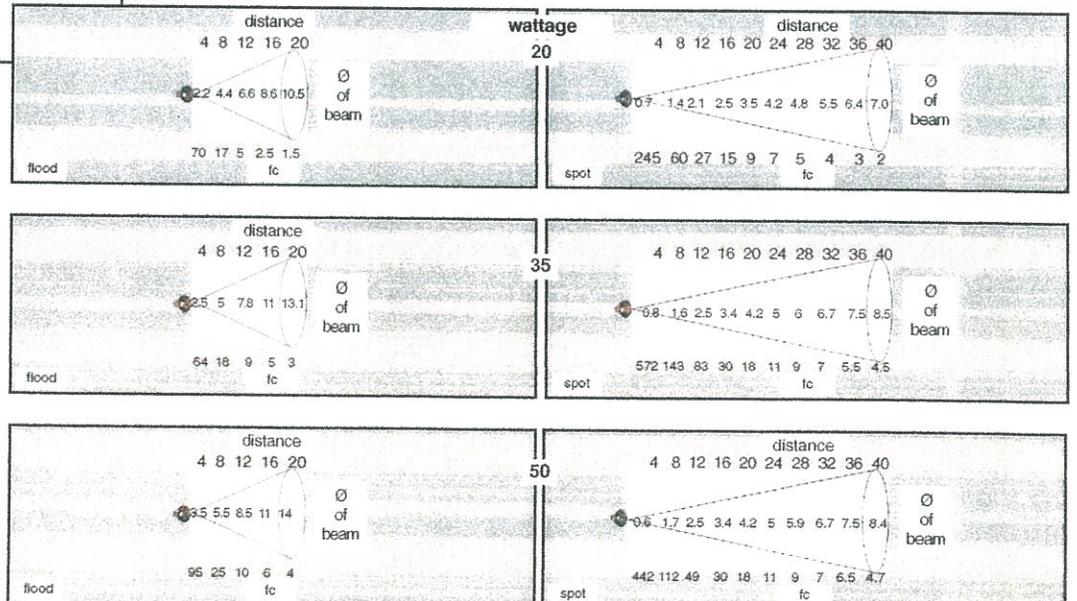
**CAST DIRECT FLOOD/SPOTLIGHT**  
**BB-12AL**



**ALL PURPOSE DIRECTIONAL**  
**CAST ALUMINUM FLOOD/SPOTLIGHT** bb-12al

*This flexible flood/spotlight adorns thousands of home landscapes across the country, washing soft, warm light over home exteriors and spotlighting uniquely shaped trees, arbors, ponds, outdoor sculptures, fountains and signs.*

**LAMP** 20, 35, 50 WATT MR16  
**MATERIAL** POWDER COATED CAST ALUMINUM  
**STAKE MOUNT** UP OR DOWN LIGHT







**2012  
ARCHITECTURAL COMMISSION (AC)  
REGULAR MEETING DATES**

**REGULAR MEETING DATE  
(3<sup>rd</sup> Monday of the Month)**

**January 16, 2012**

**February 20, 2012**

**March 19, 2012**

**April 16, 2012**

**May 21, 2012**

**June 18, 2012**

**July 16, 2012**

**August 20, 2012**

**September 17, 2012**

**October 15, 2012**

**November 19, 2012**

**December 17, 2012**

- **The Village of Long Grove AC regularly meets at 7:00 PM at the Village Hall every 3<sup>rd</sup> Monday of each month unless otherwise noticed.**
- **Complete applications must be submitted at least ten (10) days prior to the scheduled meeting date.**