**ITEM #1:** For the **ARCHITECTURAL COMMISSION - September 21, 2015 @ 7:00 P.M.**

**REQUEST: Consideration of a request for signage and modifications to the approved elevations for the Dunkin' Donuts (formerly PNC Bank), 3980 Illinois Route 22, in the Long Grove Commons PUD submitted by ECA Architects & Planners**

## History:

Signage for the structure was first considered and approved in March of 2005 as part of the PUD approval for the Long Grove Commons. This approval considered size, color and location of the signage for "National City Bank". In April of 2006 an additional request for ATM signage was considered and approved by the AC.

In February of 2010 the AC approved "one for one" replacement signage (externally illuminated) when "National City Bank" became "PNC Bank". PNC Bank moved to a location near Sunset Grove in 2013 and this structure has remained vacant since that time.

## Proposal:

### a). Signage -

"Dunkin' Donuts" is interested in leasing space for a franchise at this location. As such signage needs to be modified in terms of copy to reflect this change. Zoning will also be required to allow a drive though for the donut shop.

As proposed two (2) wall signs would be placed on north & south elevations of the structure. Both signs would be identical measuring 2.27' x 10.6' (24 sq. ft =/-) each or 48 sq. ft. of total signage. Letters would be 12" in height. Signage would be flush mount with aluminum returns & raceways painted to match the structure (Benjamin Moore 2116-10 Nightshade Semi-Gloss). The sign face (logo & letters) are proposed to be white acrylic with vinyl application leaving a white key line border around the lettering. Vinyl colors are proposed to be "3M" Orange, Magenta & Brown (cup logo only). Signage is proposed to be illuminated with white "Nichia" LED illumination. (See attached spec. sheet).

Signage is proposed to be place in different locations than previously approved for both "National City" & "PNC Banks". Bank signage was principally located above the entrance on the south & west elevation and on the gable end of the drive through. PNC had three principal signs measuring 11.6 sq. ft. totaling 34.8 sq. ft. of wall signage. This signage was externally illuminated. Directional and other "secondary" signage was approved but not included in the square footage calculations for the bank signage. (See attached "Sign Chart" from the PNC proposal).

A tenant sign for the pylon sign is permissible provided that it consistent with the existing "slats" on the pylon sign. This does not require AC review and approval.

**b). Exterior Alterations –**

Exterior alterations are principally limited to the south and west elevations. On the south elevation one window will be removed and replaced with new entry door with materials and style to match the existing entry doors and trim. The existing light fixture over the windows will be removed and replaced with a wall sign.

The west elevation will have the existing drive-up window removed as well as other features (removed and presently boarded up) and replaced with a new drive-thru window. Areas to be filled will utilize materials and finishes to match the existing structure.

All exterior lighting appears to be proposed to be removed for the building. The light to be removed on the north elevation will be replaced with the second wall 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. Per the PUD approval signage is at the discretion of the AC as follows;

> G. 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.

The AC is reminded that a corporate entity is being dealt with in this instance. Consistency in signage is necessary from the corporate perspective for recognition by the general public. Some may remember the limitations faced with signage with the CVS Pharmacy in "Sunset Grove" Development. In short, there may not be much latitude for modification of the signage a proposed.

The AC should keep the above in mind when reviewing the request. Corporate signage requirements may significantly alter the possibility for modification of the proposed signage in this instance however.

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

number of signs is being reduced from what was previously approved but the total square footage of signage is being increased.

Exterior elevations for all structures in the Long Grove Commons require AC review and approval per the PUD approval as follows;

> P. Design Standards. The Applicant shall submit elevations and detailed plans and renderings in substantial conformity with the Preliminary PUD Plat for review and approval by the Architectural Board of Review. The elevations and detailed plans and renderings shall include without limitation details regarding the exterior architectural styles, quality of design and its relationship to the overall development, predominant materials, exterior amenities, and interior amenities. In addition, the Applicant shall comply with the architectural control regulations contained in Section 5-20-1 of the Long Grove Zoning Code.

Exterior alterations appear to be minor and the petition is sympathetic to the existing style and architectural features of the building with regard to the proposed modifications.

The AC should review the modification s to the structure for consistency with the character of the development and make recommendations as appropriate.

## Existing

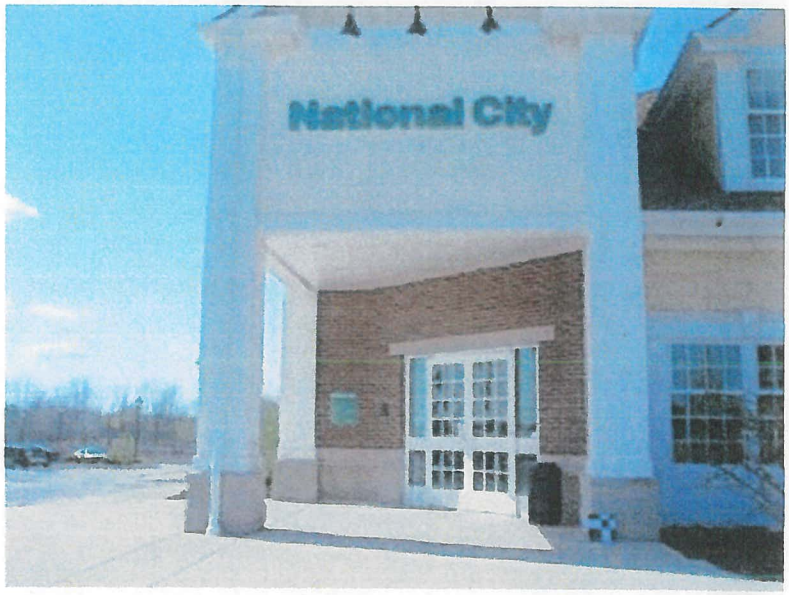
**Sign #:** P004
**Existing Sign Type:** Dimensional Letters
**Face Material:** Metal
**Construction:** Painted
**Height Above Grade:** 186" Est
**Face Height:** 12" Est
**Face Width:** 108" Est
**Depth:** 3" Est
**Illuminated:** Non Illuminated
**Electrical:** Power less than 8'-0

## Proposed

**Sign Number:** P004
**Action Code:** Remove & Replace
**Sign Type:** NL-12-B
**Description:** 12" Non-Illuminated Blue Plate Letterset (11.6 sq.ft.)
**Face Height:** 1'-0"
**Face Width:** 8'-7 7/8"
**Overall Height:** 1'-4 1/8"
**Depth:**
**Illuminated:** No
**Electrical:**
**Message A:**
**Message B:**
**Comments:**
**Restoration Notes:** Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.

## Existing

**Sign #:** P005
**Existing Sign Type:** Dimensional Letters
**Face Material:** Metal
**Construction:** Painted
**Height Above Grade:** 186" Est
**Face Height:** 12" Est
**Face Width:** 108" Est
**Depth:** 3" Est
**Illuminated:** Non Illuminated
**Electrical:** No Power required




## Proposed

**Sign Number:** P005
**Action Code:** Remove & Replace
**Sign Type:** NL-12-B
**Description:** 12" Non-Illuminated Blue Plate Letterset (11.6 sq.ft.)
**Face Height:** 1'-0"
**Face Width:** 8'-7 7/8"
**Overall Height:** 1'-4 1/8"
**Depth:**
**Illuminated:** No
**Electrical:**
**Message A:**
**Message B:**
**Comments:**
**Restoration Notes:** Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances – refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.

## Existing

**Sign #:** P006

**Existing Sign Type:** Dimensional Letters

**Face Material:** Metal

**Construction:** Painted

**Height Above Grade:** 192" Est

**Face Height:** 12" Est

**Face Width:** 100" Est

**Depth:** 3" Est

**Illuminated:** Non Illuminated

**Electrical:** Power less than 8'-0

## Proposed

**Sign Number:** P006

**Action Code:** Remove & Replace

**Sign Type:** NL-12-B

**Description:** 12" Non-Illuminated Blue Plate Letterset (11.6 sq.ft.)

**Face Height:** 1'-0"

**Face Width:** 8'-7 7/8"

**Overall Height:** 1'-4 1/8"

**Depth:**

**Illuminated:** No

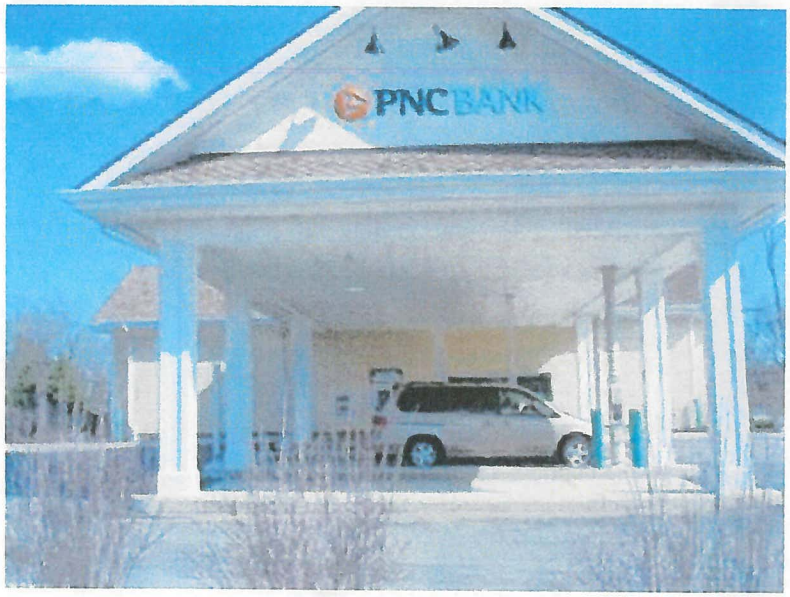
**Electrical:**

**Message A:**

**Message B:**

**Comments:**

**Restoration Notes:** Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances – refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.



## Existing

**Sign #:** P001
**Existing Sign Type:** Other
**Face Material:** Wood
**Construction:** Vinyl
**Height Above Grade:** 180" Est
**Face Height:** 12" Est
**Face Width:** 72" Est
**Depth:** 2.50" Est
**Illuminated:** Externally Illuminated
**Electrical:** Power less than 8'-0

## Proposed

**Sign Number:** P001
**Action Code:** Reface
**Sign Type:** Custom
**Description:** Custom Reface Existing Multi-Tenant Panel to match Landlord Requirements
**Face Height:**
**Face Width:**
**Overall Height:**
**Depth:**
**Illuminated:**
**Electrical:**
**Message A:** PNC BANK
**Message B:**
**Comments:** Fabricator to scale artwork to match visual appearance shown in photo morph. Match existing typeface, color, size. ** Sign vendor to coordinate w/ landlord and/or landlord's sign contractor. ** Reface existing tenant panel w/ material to match existing material and LL specifications. Match existing background color - signature decoration to be determined by LL specifications.
**Restoration Notes:**

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