



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

REQUEST: Consideration of a request for signage "Peet's Coffee" (formerly Caribou Coffee), Sunset Grove, Building "B", within the HR-1 PUD District, submitted by Neon Images Inc.

HISTORY/STAFF REVIEW:

The property in question is located at 4196 Route 83, Suite A and is located Building "B" of the Sunset Grove Development. This site was formerly occupied by Caribou Coffee.

Petitioner has submitted building plans for "Building B" in substantial conformance with the previous recommendations of the AC. As a part of this submittal "Caribou Coffee is a proposed lessee. Signage for this space needs to be reviewed by the AC.

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

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

A copy of the approved development plans for "Building B" is attached. As signage relates to the portion of building designated for "Peet's Coffee" proposed signage is in the "Designated Zone for Placement of Signage and Graphics" as indicated on the approved final PUD plans.

Per the building plans submitted for approval the "Designated Zone for Placement of Signage and Graphics" (as it relates to Peet's Coffee) is as follows;

North Elevation – 1 sign;

Placement Zone Dimensions 35' x 5' = 175 sq. ft. x .70 = 122.5 sq. foot of signage

West Elevation - 1 sign;
Placement Zone Dimensions 35' x 5' = 175 sq. ft. x .70 = 122.5 sq. foot of signage

East Elevation - 1 sign;
Placement Zone Dimensions 51' x 5' = 255 sq. ft. x .70 = 178.5 sq. foot of signage

PROPOSED SIGNAGE

Petitioner is proposing three wall signs on the north, east and west facades of "Building B" in the locations approved as the "Designated Zone for Placement of Signage and Graphics". This is consistent with the final PUD approvals.

The size of the proposed signage, including the "Drive Thru" is as follows;

	<u>Proposed Sq. Footage</u>	<u>Sq. Footage Allowed per PUD Approval</u>
North Elevation:	4.5' x 14.33 (64.5 sq. ft)	122.5 Sq. ft.
West Elevation:	4.5' x 14.33' (64.5 sq. ft.)	122.5 Sq. ft.
East Elevation:	4.5' x 14.33'(64.5 sq. ft.)	178.5 Sq. ft.

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

MATERIALS & ILLUMINATION

The signage is proposed to be aluminum returns with acrylic letters (faces) with a brown, blue & white color scheme. Letters will be mounted on an aluminum raceway painted to match the wall color. Signs are proposed to be illuminated with LED illumination.

OTHER SIGNAGE

Other signage including the monument placards located on Pylon Signs 1 & 3 as well as refaced on-site directional and menu board signage are also included for consideration by the AC.

All other signage will conform to the same color scheme as the building signage.

The placards located on the pylon signs appear to be consistent with previous approvals as well as other placards location on the pylon signs.

ARCHITECTURAL COMMISSION DECISION:

The Commission should review the request for in light of the criteria and regulations listed above and render a determination based upon those criteria. Signage as proposed is permissible under the approved PUD Ordinance.

It is suggested that consistency as well as the overall character of the development be considered with regard to individual signage requests.



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: Peet's Coffee	BUS. PHONE #: (510) 594-2100
BUSINESS ADDRESS: 4196 IL Rt. 83, Suite "A", Long Grove, IL	
BUSINESS OWNER'S NAME: Peet's Coffee	E-MAIL lliberty@peets.com

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	3 Replacement Wall Signs and Copy on a D/F Ground Sign We are proposing like for like square footage of existing Caribou Signs
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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:

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:

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
 - (e) **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: Neon Images Inc.	PHONE #: (801) 423-3051
ADDRESS: 243 N. Escalante Drive, Elk Ridge, UT 84651 E-MAIL: teriencon@msn.com	

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)

Peet's Coffee

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 Zoning Code, 5-9-5, "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	12	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 (2) signs per entrance to subdivision; total signage not to 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.

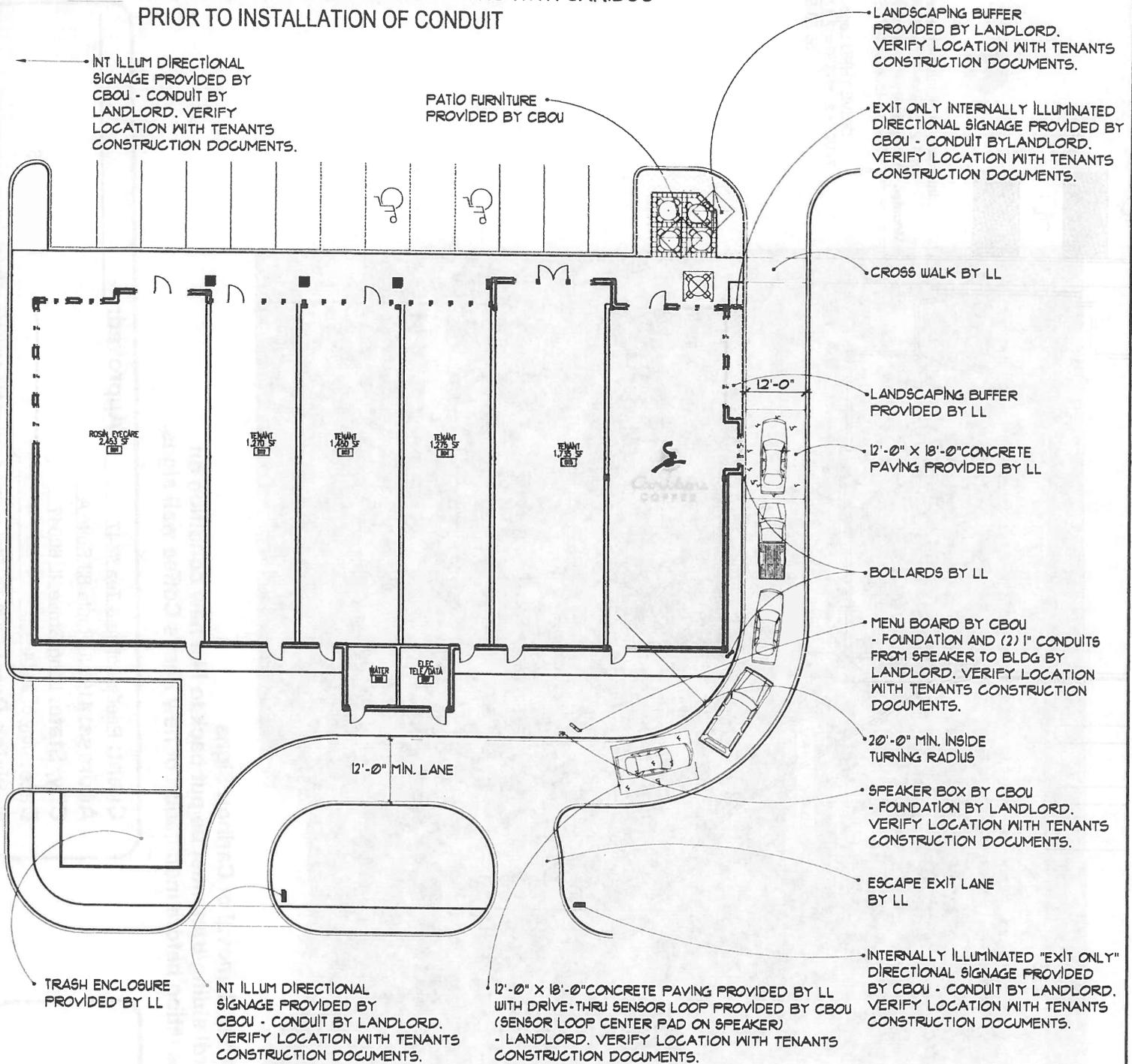
Number of signs must be approved by Architectural Commission.

FEE: \$200.00 per sign

***SEE DESIGN GUIDELINES FOR THE B-1 HISTORIC DISTRICT (ATTACHED)**

FOR OFFICE USE ONLY										
<table border="1"> <thead> <tr> <th>TYPE OF SIGN(S)</th> <th>FEE(S)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		TYPE OF SIGN(S)	FEE(S)							Amount Paid: _____
		TYPE OF SIGN(S)	FEE(S)							
Date Paid: _____										
Permit #: _____										
Village Official: _____	Date of Issuance: _____									

NOTE: VERIFY ALL SITE SIGNAGE LOCATIONS WITH CARIBOU PRIOR TO INSTALLATION OF CONDUIT



*NOT TO SCALE

Sunset Grove

Long Grove, IL

SITE EXHIBIT

SQ. FOOTAGE: 1754 SF

INTERIOR SEAT COUNT: 27 SEATS

MARCH 9, 2012

A

Internally Illuminated Channel Letters
44-1/2" x 14-3-7/8" = 53.11 SF
Mounted on a Raceway Painted to Match the Bl
Custom Blue 3630-7297

DRIVE THRU Logo
7-1/2" x 3-11-3/8" = 2.47 SF
55.58 SF Total



West Elevation
Scale 3/16" = 1'

**Note: After Removal of Caribou Signs
The Hardi siding/trim must be put back to like new condition on
each elevation before installation of new Peet's Coffee wall signs.**

Neon Images, Inc.
243 N. Escalante Dr.
Elk Ridge, UT 84651
P: (801) 423-3051
F: (419) 715-6078

Client: Peet's Coffee & Tea #447
Address: 4196 IL Route 83 Suite A
City, State: Lang Grove, IL 60047
Date: July 8, 2014
Revision Date: July 30, 2014 (Revised Ground Sign and Added Note about Bldg. Restoration per LL Comments)

Approved:

Page 1 of 6

B

Internally Illuminated Channel Letters
44-1/2" x 14'-3-7/8" = 53.11 SF
Mounted on a Raceway Painted to Match the Bldg.
Custom Blue 3630-7297

DRIVE THRU Logo
7-1/2" x 3'-11-3/8" = 2.47 SF
55.58 SF Total



Fascia Height 7'-8"

North Elevation
Scale 3/16" = 1'

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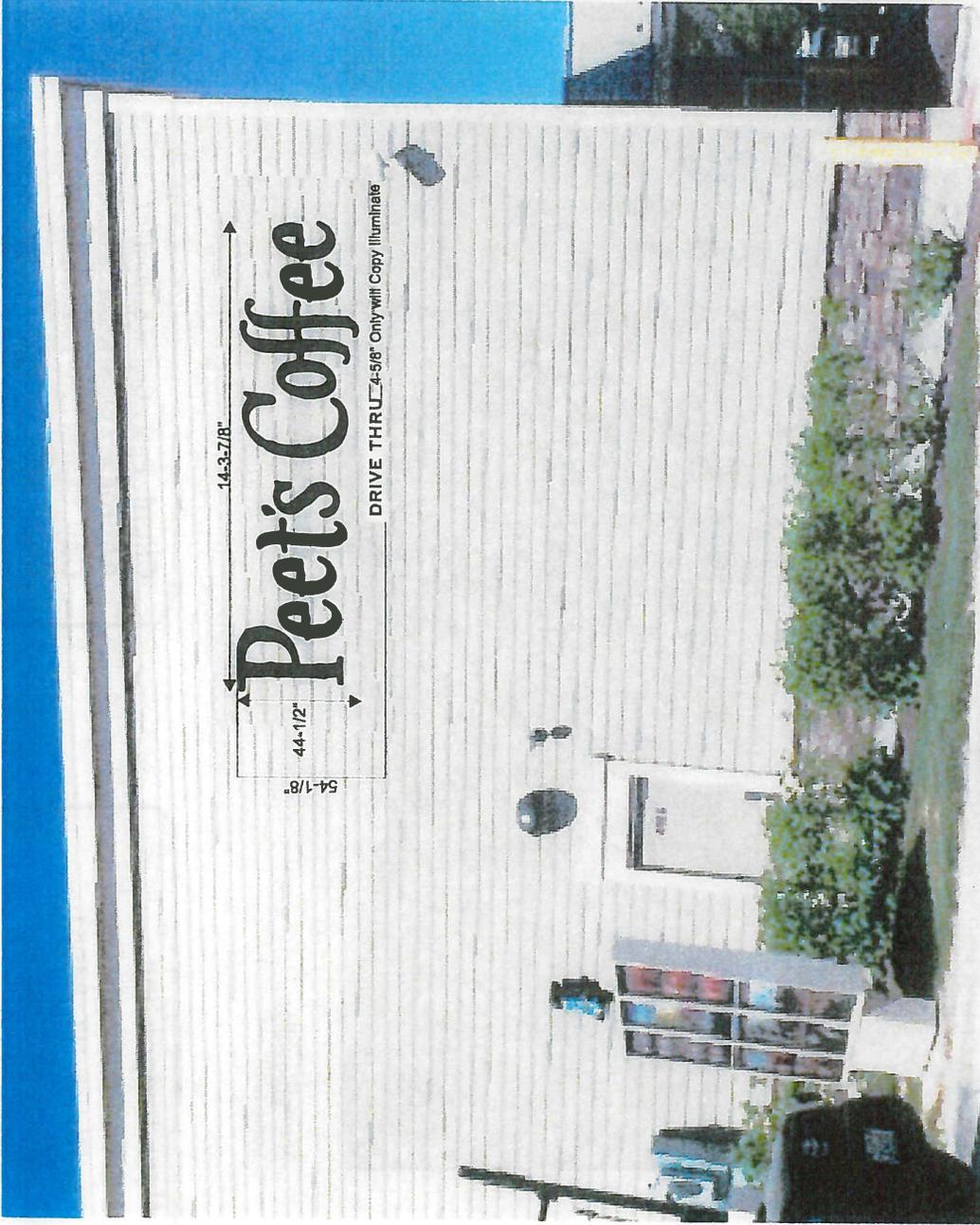
Approved: _____

Client: Peet's Coffee & Tea #447
Address: 4196 IL Route 83, Suite A
City, State: Long Grove, IL 60047
Date: July 8, 2014
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Internally Illuminated Channel Letters
 44-1/2" x 14'-3-7/8" = 53.11 SF
 Mounted on a Raceway Painted to Match the Bldg.
 Custom Blue 3630-7297

DRIVE THRU Logo
 7-1/2" x 3'-11-3/8" = 2.47 SF
 55.58 SF Total



East Elevation
 Scale 3/16" = 1'

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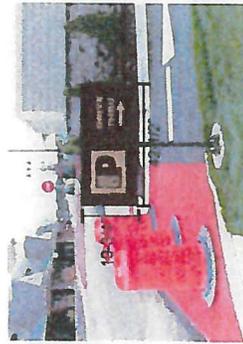
Client: Peet's Coffee & Tea #447
Address: 4196 IL Route 83 Suite A
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Approved: _____



D Directional Sign 1 A
Scale 3/16" = 1'

Reface Existing Illuminated
D/F "DRIVE THRU" Directional Sign
Brown Doesn't Illuminate



E Directional Sign 2 A
Scale 3/16" = 1'

Reface Existing Illuminated
D/F "DRIVE THRU" Directional Sign
Brown Doesn't Illuminate



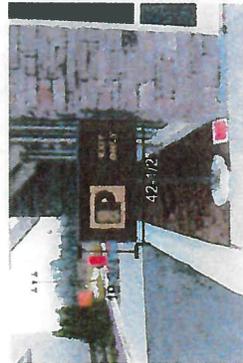
F Directional Sign 3 A
Scale 3/16" = 1'

Reface Existing Illuminated
D/F "DRIVE THRU" Directional Sign
Brown Doesn't Illuminate



G Directional Sign 4 A
Scale 3/16" = 1'

Reface Existing Illuminated
D/F "DRIVE THRU" Directional Sign
Brown Doesn't Illuminate



D Directional Sign 1 B
Scale 3/16" = 1'

Reface Existing Illuminated
D/F "DRIVE THRU" Directional Sign
Brown Doesn't Illuminate



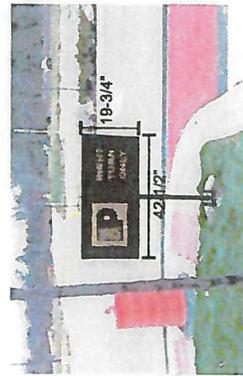
E Directional Sign 2 B
Scale 3/16" = 1'

Reface Existing Illuminated
D/F "DRIVE THRU" Directional Sign
Brown Doesn't Illuminate



F Directional Sign 3 B
Scale 3/16" = 1'

Reface Existing Illuminated
D/F "DRIVE THRU" Directional Sign
Brown Doesn't Illuminate



G Directional Sign 4 B
Scale 3/16" = 1'

Reface Existing Illuminated
D/F "DRIVE THRU" Directional Sign
Brown Doesn't Illuminate

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A B C

Peet's Coffee

14'-3-7/8"

44-1/2"

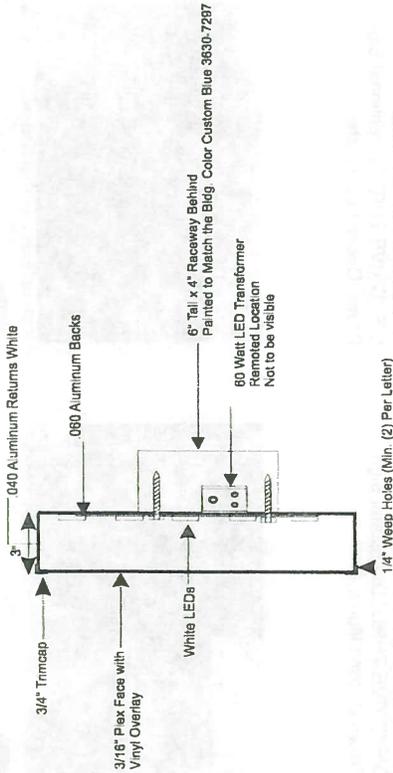
54-1/8"

7-1/2" DRIVE THRU 4-5/8" Only Copy will Illuminate

3'-11-3/8"

Scale 1/4" = 1"

INTERNALLY ILLUMINATED LETTERS MOUNTING DETAIL



Peet's Coffee & Tea - Specifications	
Part	Material (Paint/Finish)
Returns backs	.060" Aluminum, MAP, Satin
Trim Caps	3/4"
Faces	3/16" White Acrylic, Perforated Vinyl Overlay
Illumination	LED's
Color	
Returns .040"	Black
Back	Black
Black/White	Black/White
White	White
Additional Specification	
Returns .040"	Returns .040"
Remote Power Packs	Remote Power Packs 60 Watt

SIZEMATRIX

A	B	Area	Location
44-1/2"	14'-3-7/8"	53.11 SF	Front, East & West Elevations
7-1/2"	3'-11-3/8"	2.47 SF	Front, East & West Elevations
		55.58 SF Total	

DRIVE THRU

SIGNDESIGNATION



Peet's Coffee
Type 2A-2

SIGN STANDARDS

Illuminated Channel Letters Mounted on Raceway

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Ground Sign Front
Scale 1/4" = 1'



Ground Sign Back
Scale 1/4" = 1'

- Prepainted (Ivory on White)
- Aluminum Sheet Formed
- 2" Returns (Backer)
- Face Panel: Precision Board
- 3/4" Depth (Urethane Closed High Density) with Cut Out Copy
- (2) Total - Peet's is custom brown color

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