



ITEM #3: For the ARCHITECTURAL COMMISSION; on MONDAY, December 15, 2014 @ 7:00 P.M.

REQUEST: Consideration of a request for signage for "Coldwell Banker" "Building A"; 4192 Route 83; within the Sunset Grove Development, submitted by Identity Sign & Lighting, Inc.

HISTORY/STAFF REVIEW:

HISTORY:

The property is located on the southeast corner of Route 83 and Aptakisic Road. The property consists of 16 +/- acres of land area. The property is presently zoned HR-1 Commercial District & OS-P with a special use permit for a Planned Unit Development. The Village Board granted final PUD plan & plat approval in November 2008 (Ord. # 2008-O-27).

"Building A" is one the last two structures to be built in the Sunset Grove Development and received AC review and approval as part of the original PUD approval in 2008. At that time it was noted individual signage requests would be brought to the back to the Commission as received for further consideration.

Coldwell Banker is the first and "anchor" tenant for "Building A"

STAFF REVIEW:

The property in question is located at 4192 Route 83 and is located in Building "A" north of and adjacent to the Sunset Food Building in the Sunset Grove Development.

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 elevation for "Building A" is attached. As signage relates to this portion of building, the "Coldwell Banker" signage, as proposed, is in the "Designated Zone for Placement of Signage and Graphics" as indicated on the approved PUD plans.

Per the building plans submitted for approval the "Designated Zone for Placement of Signage and Graphics" is as follows;

West Elevation – 1 sign;
Placement Zone Dimensions: 22.0' x 3.0' = 66 sq. ft. x .70 = 46.2 sq. foot of signage

PROPOSED SIGNAGE

Petitioner is proposing one wall sign on the west facade of “Building A” over the building entrance and in the location approved as the “Designated Zone for Placement of Signage and Graphics”. This is consistent with the final PUD approval.

The size of the proposed signage is as follows;

	<u>Proposed Sq. Footage</u>	<u>Sq. Footage Allowed per PUD Approval</u>
East Elevation:	16.1' x 1.2' (18.6 sq. ft.)	46.2 Sq. ft.

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

Sign Measurement: Unless otherwise expressly provided to the contrary in these regulations, the term "sign area" shall include the gross surface area of each sign with a single continuous perimeter enclosing the extreme limits of the sign and in no case passing through or between any adjacent elements of the sign. Such a perimeter shall not include any structural or framing elements lying outside the limits of such sign and not forming an integral part of the display.

A sign placard will also be placed on pylon sign on the Route 83 frontage. This sign will be consistent with the other placards on the pylon sign and is permissible at this location.

MATERIALS & ILLUMINATION

The signage is proposed to be channel letters with in white acrylic with blue vinyl lettering. The “Coldwell Banker” logo in white & blue will also be incorporated into the sign . Signs are proposed to be illuminated with backlit LED lighting consistent with other illumination within the development.

ARCHITECTURAL COMMISSION DECISION:

The signage as proposed is consistent in both size and placement with the final PUD approval. The sign is therefore approvable as submitted.

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: <u>IDENTITY SIGN & LIGHTING, INC.</u>	BUS. PHONE #: <u>847-409-4419</u>
BUSINESS ADDRESS: <u>2714 HOLMES WAY, SCHAUMBURG, IL 60194</u>	
BUSINESS OWNER'S NAME: <u>PHIL HERBST</u>	E-MAIL: <u>major1051@AOL.COM</u>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<u>LED ILLUMINATED WALL SIGN ON FRONT FASCIA</u>
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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:

184 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: <u>PHIL HERBST</u>	PHONE #: <u>847-409-4419</u>
ADDRESS: <u>2714 HOLMES WAY, SCHAUMBURG, IL 60194</u>	E-MAIL: <u>major1051@AOL.COM</u>

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.

[Signature]
PROPERTY OWNER(S)' SIGNATURE(S)

[Signature]
PROPERTY OWNER(S)' PRINTED NAME(S)

Phil Herbst PHIL HERBST
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: _____								

FRONT (SOUTH) STORE ELEVATION

S1-1

SIGN CODE •

Proposed Signage = 18.75sqft

Relevant Signage Code:

36" Max Letter Height
NLE 70% of signboard

Sign Calculation:

One box (H x W)
around all elements

SIGN TYPE & SCOPE •

LED Channel Letters - Front Lit

MOUNTING •

Pin Mounted

COLOR PALETTE •

White Trims & Returns
Blue 3M 3630-33
N/A



276 x 70% = 193.2"

Field verification required



Revision Date: 9/30/14 Rev. Details: New site

1171 Tower Rd.
Schuylham, IL 60112
O: 847.301.0510
F: 847.301.0518
lcs@identic.net

Project No	141193	Proj. Location	4192 Route 83 Long Grove, IL
Orig. Draft	09/24/14	Proj. Manager	Danielle Jerzyk
Page/Rev	002	Sales Rep.	Michael Sicher

PROJECT

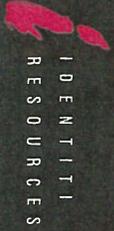
COLDWELL

Scale: 1/2" = 1'

Designer: Sarah

Revision Art: Sarah

This is a preliminary drawing and is not to be used for construction. It is provided for informational purposes only. The client is responsible for obtaining all necessary permits and approvals. The client is also responsible for ensuring that the drawing is accurate and complete. The client is not to be held liable for any errors or omissions in this drawing. The client is not to be held liable for any damages or losses resulting from the use of this drawing. The client is not to be held liable for any legal actions or claims arising from the use of this drawing. The client is not to be held liable for any other matters related to this drawing.



SIGN SPECIFICATIONS

SPEC

SIGN CODE: •

Proposed Signage = N/A

Relevant Signage Code:

36" Max Letter Height:
NFE 75% of Footage

Sign Calculation:

One box (F X W)
around all elements

SIGN TYPE & SCOPE: •

LED Channel Letters - Front Lit

MOUNTING: •

Pin Mounted

COLOR PALETTE: •

White Trims & Returns

Blue 3M 360-033

N/A

N/A

N/A

N/A

N/A

N/A



**IDENTIFI
RESOURCES**

1171 Tower Rd
Schuylham, PA 19174
O: 847.301.0510
F: 847.301.0518
ideas@identifi.net

Revision Date: No Rev. **Rev. Details:** N/A

Project No.	141193	Proj Location	4192 Route 83 Long Grove, IL
Orig Draft	09/24/14	Proj Manager	Danielle Jerzyk
Page Rev	000	Sales Rep.	Michael Sicher

PROJECT

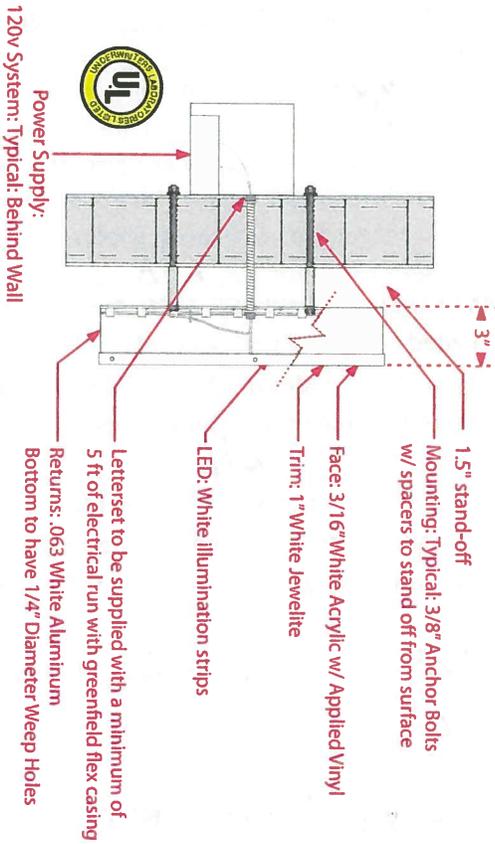
COLDWELL

Scale: NTS

Designer: Sarah | Revision: N/A

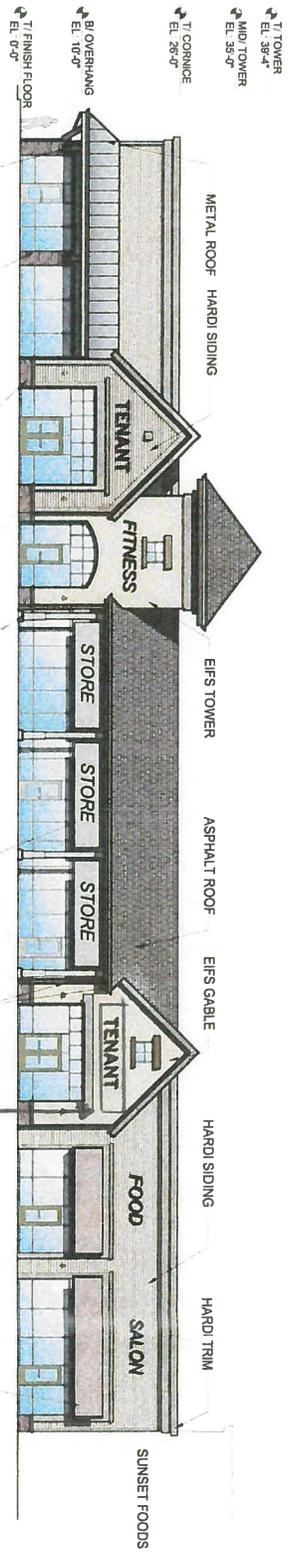
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COLDWELL BANKER

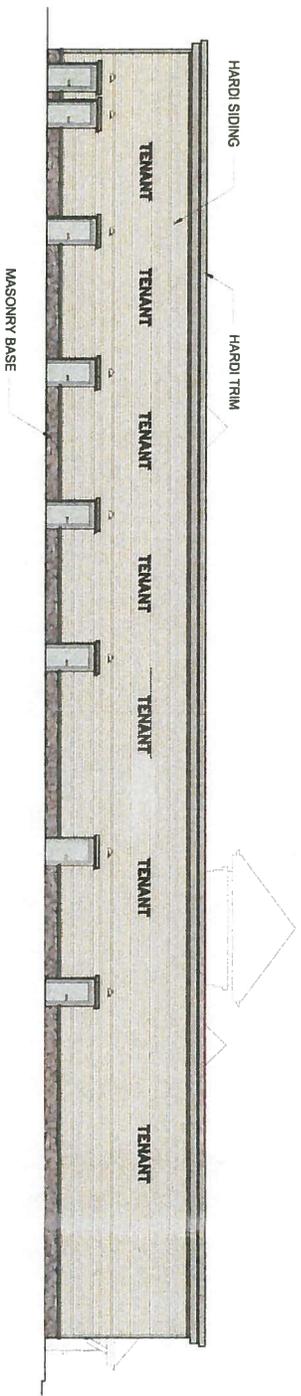


*Note: All fasteners to be non-ferrous and all penetrations shall be sealed water tight

Front-Lit L.E.D. Channel Letter - Stand-off Mount
TYPICAL - Section Detail



RETAIL 'A' WEST ELEVATION
SCALE: 1/20" = 1'-0"



RETAIL 'A' EAST ELEVATION
SCALE: 1/20" = 1'-0"

SUNSET GROVE
LONG GROVE, ILLINOIS



DATE: September 3rd, 2008

OKW Architects
PROJECT NUMBER: 0453