

**Item #1:**  
**Report Of September 20, 2010 Architectural Commission Meeting**



**AGENDA**  
**ARCHITECTURAL COMMISSION**  
**REGULAR MEETING**  
Monday, September 20, 2010 at 7:00 P.M.

**CALL TO ORDER:**

**ACTION ITEMS:**

1. **Approval of the August 16, 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 a request for replacements signage for the First Merit Bank (formerly Midwest Bank) 1190 Old McHenry Road, submitted by Northshore Sign Company.**
4. **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.**
5. **Consideration of elevations for a residence at 5183 Eastgate Lane (Lot 2; Eastgate Estates PUD) submitted by Beata Kociuba, Project Architect.**
6. **Consideration of a request for signage for Building "E" (Zengeler Cleaners) within the Sunset Grove PUD, submitted by Northshore Sign Company.**
7. **Consideration of a request for signage for the Sunset Foods Building within the Sunset Grove PUD, submitted by Northshore Sign Company.**
8. **Consideration of a request for modification of plans for "Building B"; 4196 Route 83 and within the Sunset Grove Development, including the site plan, signage, elevations, landscaping plans and zoned HR-1 PUD District, submitted by Mr. Kurt Wandrey, Lakewood Real Estate Solutions LLC .**

**OTHER BUSINESS:**

- **Water Treatment Plant mock up.**

**ADJOURNMENT:** Next Scheduled Meeting: October 18, 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.

**MEETING MINUTES OF THE  
LONG GROVE ARCHITECTURAL COMMISSION  
REGULAR MEETING**

**August 16, 2010**

**7:00 P.M.**

**Call to Order:** Chairman Michaelson-Cohn called the regular meeting of the Long Grove Architectural Commission (AC) to order at 7:00 p.m. with the following members present.

Members Present: Lynn Michaelson-Cohn; Chairman, Marietta Calas, Richard Brockman and Valerie Plunkett.

Also Present: Village Planner James Hogue, and members of the public.

Absent: Terry Connolly, George Tapas.

**1. Approval of the June 21<sup>th</sup> Draft Meeting Minutes.**

Several Commission members noted typographical corrections to the draft minutes as presented. Commissioner Plunkett moved to accept the June 21st draft meeting minutes as corrected, seconded by Commissioner Brockman. On a voice vote; all aye.

**2. Consideration of a request for window treatments for the CVS Pharmacy Building, Route 83 and Aptakisic Road within the Sunset Grove Development, Submitted by Sure Light Signs.**

Planner Hogue indicated that he had contacted the petitioner regarding the deadline for submittal items for this meeting as well as forwarding the direction offered by the AC to the petitioner. He had received nothing with regard to this contact. Planner Hogue suggested this item be tabled until such time as petitioner submits materials for AC consideration.

Commissioner Calas indicated she had contacted the petitioner as well in response to her offer to assist the petitioner in identifying photos suitable for the window treatments and received no response as well.

Commissioner Calas made a motion, seconded by Commissioner Plunkett to table this request until such time as petitioner submits items for review per the previous direction of the Commission. On a voice vote; all aye.

**3. Consideration of a request for signage for the Long Grove Performing Arts Academy, 344 Old McHenry Road, within the B-1 Historic District, submitted by Signs Now on behalf of Sara Pardo.**

Ms. Pardo presented her request to the AC indicating the proposed signage is nearly identical to the temporary hanging sign which is in place in front of the building. The "rider" on the bottom of the temporary sign is not proposed for the permanent sign.

Planner Hogue noted that the signage as proposed is approvable per the Village Code.

The AC liked the look of the hanging sign and had suggestions for the wall sign which included;

- Be modified to add the logo from the hanging sign (dropping “Long Grove”) from the sign if necessary.
- Modify the shape of the sign to more closely match the shape of the façade of the entranceway.

A motion was made by Commissioner Calas, seconded by Commissioner Plunkett, to recommend approval of the signage subject to the modification as suggested. On a voice vote; all aye.

4. **Consideration of a request for modification of plans for “Building B”; 4196 Route 83 and within the Sunset Grove Development, including the site plan, signage, elevations, landscaping plans and zoned HR-1 PUD District, submitted by Mr. Kurt Wandrey, Lakewood Real Estate Solutions LLC .**

Planner Hogue indicated that modification of the previous PUD approval as it principally relates to “Building B” is being requested. Building “B” as previously approved is to be located on Lot 1 of the Sunset Grove PUD. Located at the corner of Aptakasic Road and Route 83, “Building B” was approved to contain a bank and mixed retail uses including two drive-up facilities.

The bank now wishes to have a free standing building instead of being a part of the single Building “B” as previously approved. As such an amendment to the previously approved PUD is required. The Village Attorney has opined that this may be considered a minor amendment to the PUD if no further subdivision of the property is requested and the amendment does not increase any of the height, lot coverage or other bulk requirements as previously approved. As these parameters have been met (see bulk requirements below) this may be considered a minor amendment to the PUD and further consideration (and public hearing) by the PCZBA would not be required. However, reconsideration of the site, plans, landscape plan, elevations and signage by the AC are required per the Village Code. Two structures, a free standing Chase Bank Building, and the remainder of Building “B” (as slightly modified), are now proposed to be situated on Lot 1 of the Sunset Grove PUD.

The AC considered the proposed changes and made the following recommendations:

**Elevations :**

**Building “B”**

The AC noted the minor changes to the elevations of Building “B” and reaffirmed that the building materials, colors and overall character of the modified structure are acceptable for “Building B” per the elevation drawings submitted by OKW architects and including the materials schedule and signage.

A motion was made by Commissioner Calas, seconded by Commissioner Plunkett, to accept the modification to “Building B” as now identified per the elevation drawings submitted by OKW architects and dated July 30<sup>th</sup> 2010 (labeled Exhibits 13 & 14 east & west)) and elevation drawings submitted by OKW architects and dated July 9<sup>th</sup> 2010 (north & south elevations) including the materials schedule and signage (see below). On a voice vote; all aye.

Chase Bank

The petitioner presented a proposed "Option B" elevation which AC found to be within the character of the development. After discussion Commissioner Plunkett made a motion, seconded by Commission Calas to accept elevations presented as "Option B", including building signage (see below), subject to the following conditions;

- Materials including but not limited to the stone base, shingles, hardi-board siding, shingles, roof elements and other materials be consistent with the materials used in "Building B" as modified per the submittal by OKW Architects.
- The roof on the entrance way to the building be changed to 3.5 or 4.5 to 12 pitch.
- Removal of the "Chase" sign from the south elevation.
- LED backlighting of building signage, instead of neon signage as proposed, is acceptable.

On a voice vote; all aye.

### **Landscaping & Site Plan**

Kurt Wandrey, Lakewood Real Estate, explained that perimeter landscaping will not change. He noted the power lines, originally intended to be buried, will not be as it is cost prohibitive. Some perimeter trees will need to be moved back slightly but with correction should not interfere with the power lines even at maturity. Over story trees will be honey locust, dogwood will be used between the buildings. A new coneflower species will be substituted for the original as the original species is not longer available.

The AC had no objections to the landscape plan as proposed. Overall the AC noted the changes to the site plan were positive and served to enhance the development.

A motion was made by Commissioner Calas, seconded by Commissioner Brockman, to accept the site plan dated July 30, 2010 as prepared by OKW Architects (labeled Exhibit #2) and the landscape plan prepared by OKW Architects July 30, 2010 (Exhibit 17) & working sheets 103 & 104. On a voice vote; all aye.

### **Signage**

"Building B"

As the tenant mix for "Building B" is not known at this time the AC looked at general signage placement. The AC found this to be consistent with the original approval and recommend approval of the "designated zones for signs and graphics" as prepared by OKW Architects, July 9, 2010 and labeled Exhibit 15.

Chase Bank

The AC reviewed the sign package as submitted August 10, 2010 for the Chase Bank Building. The recommended approval of the building signage as submitted with the following conditions:

- AC requested that the Chase Sign on the south elevation of the structure be removed.
- LED backlighting of the signage (as does for CVS) is acceptable.

### **Perimeter Monument Signage**

The petitioner presented a request to eliminate one of the “Type A” monument signs along RT 83 and allow two smaller monument signs (one for CVS & one for Chase Bank) along Route 83. As previously approved 4 “Type A” signs (3 on Route 83 & 1 on Aptakistic Rd) and one type B sign on the corner of Aptakistic & Route 83 were approved. A total of 5 monument signs would be permitted, if approved as requested, but one Type A sign would essentially be split into two smaller monument signs exclusively for CVS and Chase.

The AC had concern with the number, size and in particular the look of the Chase sign as proposed. The AC took no action on this request and instructed the petitioner to reconfigure the Chase sign in the fashion of the CVS signs and submit the same for consideration at the September meeting.

### **Lighting**

The reconfiguration of “Building B” and addition of the Chase Bank Building did not result in any changes to the previously approved lighting plan. As such, no amendments to the approved lighting plan were requested or considered by the AC.

### **Other Business:**

**Letter from Ted Amdur:** Planner Hogue distributed letters addressed to the AC from Mr. Ted Amdur concerning the potential redevelopment of the First Merit Bank property (formerly Midwest Bank). He noted this was for information only; no action is required at this time.

**Adjournment:** Commissioner Brockman made a motion to adjourn, seconded by Commissioner Plunkett. On a voice vote, all aye. Meeting adjourned at 9:23 p.m.

Respectfully Submitted,  
*James M. Hogue*  
James M. Hogue, Village Planner



MEMORANDUM

TO: Village President and Village Board  
FROM: James M. Hogue, Village Planner  
DATE: September 21, 2010  
RE: Board & Commissions Report for 9/28/10

This memo is intended to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Commission (AC).

**PCZBA; Next Scheduled Meeting 10.5.10 –**

**AC; 9.20.10 – Seven (7) Action Items**

**1. 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.**

Ms. Julie Neumann presented the request to the AC noting that one double faced ground sign would be erected on the existing sign frame (formerly “Art Works”) at 445 Robert Parker Coffin Road. The sign frame will be painted white and the sign will be constructed of redwood, carved and painted red and white with “Cigars and More” for copy. The existing lighting fixtures will utilized to illuminate the sign.

Planner Hogue noted the petitioner is requesting one (1) ground sign (double faced) measuring 18” x 53.” (11.7 square feet).The signage would be red & and white with regard to the color scheme and designed to represent a cigar band. 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. The requested signage is approvable from the Village Code perspective.

A motion was made and seconded by to approve the request as submitted with the with the sign frame to be painted white. On a voice vote; all aye.

**2. Consideration of a request for replacements signage for the First Merit Bank (formerly Midwest Bank) 1190 Old McHenry Road, submitted by Doyle Sign Company.**

Planner Hogue explained the request noting the bank was now First Merit Bank, formerly Midwest Bank and signage needed to be updated to reflect this change. The bank was approved as part of the Fairfield Village PUD and carried with it the R-2 PUD District classification. No approval for signage was considered as part of the PUD request although additional signage was approved by the AC in 2004. In short, there are no standards identified for this type of signage and as 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.

Petitioners' representative from Doyle Sign Company explained that the proposed signage is for the most part a "one for one" replacement of existing signage. As proposed the petitioner was going to utilize the existing brick base for the ground signs at the entrances. However, it was determined that these brick bases are not structurally sound. Petitioner presented drawing "E01" which illustrated the newly proposed ground signage which would be lower (1' 10" off the ground) and mounted on a covered post. This signage is slightly larger than the existing signage and would be illuminated via up-lighting. All additional signage will be non-illuminated. Wall signage will be acrylic letter mounted flush to the wall. The color scheme will be white, blue and gold for the most part. Directional signage will non-illuminated aluminum panels painted blue with white lettering & the corporate logo mounted on 2-1/4 in posts painted black.

Commissioner Tapas expressed a concern that a proposed directional sign not be a hazard to traffic flow. He asked the sign be setback so as not to conflict with traffic. The AC also noted the ground lighting must be screened to conceal the illumination source.

The AC made a motion to accept the signage as submitted, including the monument signage as represented in drawing "E01", with the conditions noted above. On a voice vote, all aye.

**3. Consideration of screening of the illumination 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.**

Planner Hogue noted the e-mail correspondence in the AC packet with regard to this request.

The petitioner has submitted modified signage which satisfies the conditions of approval as requested by the AC. However, the landscaping of the illumination source has not been completed to the requirements of the Village Code and, as such the final condition of approval placed on the request by the AC.

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. Staff has communicated this to the petitioner and brought it to the AC for reconsideration.

Upon review of the items submitted the AC concurred with staff and reaffirmed their approval as conditioned. Staff was directed to notify the petitioner of this action.

**4. Consideration of elevations for a residence at 5183 Eastgate Lane (Lot 2; Eastgate Estates PUD) submitted by Beata Kociuba, Project Architect.**

Planner Hogue explained the approval process for the Eastgate PUD and that as a condition of this approval AC review of all elevations for residences was required.

Petitioners' Architect, Beata Kociuba, then explained the elevations and materials to be used on the exterior of the structure. Generally, the exterior of the structure will be of a stone veneer with a grey architectural shingled roof. Windows will be white and the lot will be landscaped similar to the surrounding lots.

The AC found that the proposed elevations and materials were consistent with the style and character of the development. Furthermore, the Village Anti-Monotony Code has also been met.

A motion was made and seconded to accept the elections for the structure at 5183 Eastgate Lane as submitted by the petitioner (per the submittal packet prepared by Architect Beata Kocicuba; received 9.10.10). On a voice vote; all aye.

**5. Consideration of a request for signage for Building “E” (Zengeler Cleaners) within the Sunset Grove PUD, submitted by Northshore Sign Company.**

Planner Hogue outlined the request noting per the building plans submitted for approval the "Designated Zone for Placement of Signage and Graphics" identified in the Sunset Grove PUD approval (as it relates to Zengeler Cleaners) is as follows;

	<u>Proposed Sq. Footage</u>	<u>Sq. Footage Allowed per PUD Approval</u>
North Elevation:	15’-6” x 6’-2” (96.1 sq. ft)	34.3 Sq. ft.
West Elevation:	11’-6” x 4’-7” (52.9 sq. ft.)	34.3 Sq. ft.

Petitioner is proposing two wall signs on the north and west facades of “Building E” in the locations approved as the “Designated Zone for Placement of Signage and Graphics”. This is consistent with the final PUD approvals. The proposed signage however **exceeds the maximum** allowable square footage for such signage as allowed by the PUD approval ordinance. Signs are proposed to be illuminated in red & white neon silhouette. Internal illumination as well as neon signage is prohibited per the village code and specifically prohibited per the final PUD approval as noted above.

Signage as proposed **is not approvable** per the Village Code and final PUD approval. The square footage of the signage needs to be reduced in size and the illumination source needs to be altered before this signage may be approved.

The AC did not have an issue with this signage save the size and illumination issues. Petitioners’ representative noted that an LED silhouette could be substituted for the neon illumination.

The AC made and seconded a motion to accept the signage as submitted with the following conditions;

- The size of the signage be reduced to conform to the size requirements stipulated in the PUD approval for Sunset Grove.
- LED silhouette illumination be substituted instead of the neon illumination as proposed.
- Changes are subject to staff review and approval.

On a voice vote; all aye.

**6. Consideration of a request for signage for the Sunset Foods Building within the Sunset Grove PUD, submitted by Northshore Sign Company.**

Petitioner is proposing four (4) wall signs on the north, south and west facades of the “Sunset Foods” building. The locations, type and copy of the proposed signage is consistent with the final PUD approvals. Unlike other signage within the development the “Sunset Foods” signage was considered as part of the approved elevations for the development.

The size of the proposed signage is as follows;

**Proposed Sq. Footage**

North Elevation: 30' x 4' = 120 sq. ft. "Sunset Foods" copy  
28' -11" x 22" = 60 +/- sq. ft. "Fine Wine & Spirits" copy

South Elevation: 21'-4" x 3" = 63.9 sq. ft. "Sunset Foods" copy

West Elevation: 21'-4" x 3 = 63.9 sq. ft. "Sunset Foods" copy

The square footage of the proposed signage is consistent with the square footage (scaled from the approved building plans) as identified in the final PUD approvals. The signage is proposed to be individually illuminated reverse channel letters with a polyurethane finish. Color was not identified on the submittal and is noted "to be determined". Signs are proposed to be illuminated white neon silhouette. Internal illumination as well as neon signage is prohibited per the village code and specifically prohibited per the final PUD approval as noted above.

Signage as proposed **is not approvable** per the Village Code and final PUD approval. While the square footage and location of the signage is acceptable the illumination source needs to be altered before this signage may be approved.

Petitioners' representative noted that LED illumination could be substituted for neon and the signage would be black in color.

The AC made and seconded a motion to accept the signage as submitted with the following:

- The proposed signage be black in color;
- LED silhouette illumination be substituted instead of the neon illumination as proposed.
- Changes are subject to staff review and approval.

**7. Consideration of a request for modification of plans for "Building B"; 4196 Route 83 and within the Sunset Grove Development, including the site plan, signage, elevations, landscaping plans and zoned HR-1 PUD District, submitted by Mr. Kurt Wandrey, Lakewood Real Estate Solutions LLC .**

At the August meeting the AC approved modifications to the site plan, landscape plan and elevations (including building signage) for "Building B" and a freestanding Chase Bank building on Lot 1 of the Sunset Grove PUD.

The previous approval of the Chase Bank Building elevation was conditioned as follows;

- Materials including but not limited to the stone base, shingles, hardi-board siding, roof elements and other materials be consistent with the materials used in "Building B" as modified per the submittal by OKW Architects.
- The roof on the entrance way to the building be changed to 3.5 or 4.5 to 12 pitch.
- Removal of the "Chase" sign from the south elevation.
- LED backlighting of building signage, instead of neon signage as proposed, is acceptable.

The petitioner has revised the bank building elevations to meet these conditions. The AC re-reviewed and requested a minor modification; that the window/ doorway on the west elevation either be arched (to reduce the linear feel of the building) or the lattice work above the window (as identified in "Building B") and trim work be incorporated into the structure.

A motion was made and seconded to accept the Chase Bank elevation (Exhibit #7) as submitted with the following conditions;

- The lattice work above the windows and trim work is to match what was proposed for "Building B".
- Revisions are to be reviewed by staff.

### **Monument Signage:**

At the August meeting the petitioner presented a request to eliminate one of the "Type A" monument signs along RT 83 and allow two smaller monument signs (one for CVS & one for Chase Bank) along Route 83. As previously approved 4 "Type A" signs (3 on Route 83 & 1 on Aptakistic Rd) and one type B sign on the corner of Aptakistic & Route 83 were permitted. As now proposed two "Type C" signs would be introduced in place of the one "Type A" sign. A total of 5 monument signs (3 "Type A" signs and 2 "Type C") would be included in the development along with the "Type B" sign at the corner of Aptaksic Road and Route 83 which is unchanged.

The AC had concern with the number, size and in particular the look of the Chase "Type C" sign as proposed. The AC directed the petitioner to revise the signage to be more consistent with what was previously approved. These revisions were presented to the AC at the September meeting.

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 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 the AC made and seconded a motion to accept the signage as submitted per the revised site plan as prepared by OKW Architects, August 19, 2010 subject to a revised landscape plan being submitted which accommodates the signage revisions and illumination of such signage. On a voice vote; all aye.

**CSCC; Next Meeting 10.6.10**

**Item #1:**  
**Report Of September 20, 2010 Architectural Commission Meeting**  
**A. Cigars & More Signage**



← WELCOME

Neumann's

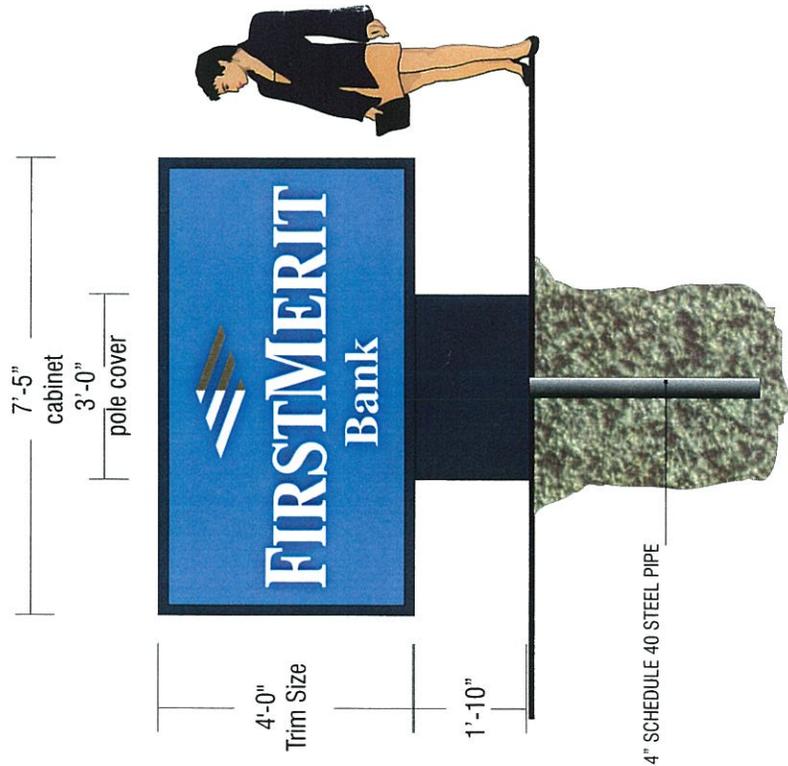
CIGARS  
&  
More

Est.

1998

**Item #1:**  
**Report Of September 20, 2010 Architectural Commission Meeting**  
**B. First Merit Bank Signage**

**D/F NON-ILLUMINATED CABINET**  
Scale: 1/2" = 1'-0" 29.7 square feet



**D/F NON-ILLUMINATED CABINET:**

- CABINET:** 12" deep fabricated cabinet with 2" retainers- all painted FM Gray
- FACES:** .090 aluminum faces painted FM Blue
- GRAPHICS:** 1/2" thick acrylic cut out letters painted to match colors shown - stud mounted flush to alum. face
- POLE COVER:** Minimum .063 alum. construction painted FM Grey
- FOUNDATION:** 4" diameter support post - foundation details to follow
- ILLUMINATION:** External floodlighting as required

**COLOR MATCHING**

	Pantone 660 C- Blue MC-2314 Trans. Vinyl
	Pantone 431 C- Gray
	Pantone 872 C- Gold 1st Layer 3M Scotchcal #220-25 Sunflower Yellow 2nd Layer 3M Gold Nugget #6630-141

Existing Signage to be removed



existing conditions

**MC SIGN COMPANY**  
8959 TYLER BLVD.  
MENTOR, OHIO 44060  
PH. 440-209-6200 FAX 440-209-6277

<b>CLIENT:</b>	
<b>ADDRESS:</b>	#59410- LONG GROVE 1190 OLD MCHENRY RD. LONG GROVE, IL 60047
<b>TICKET #:</b>	184780
<b>DRAWING #:</b>	184780-3
<b>DATE:</b>	7/22/10
<b>PROJECT MANAGER:</b>	STEFANIE DENISON
<b>DESIGNER:</b>	SS
<b>ELECTRONIC FILE LOCATION &amp; NAME:</b>	FIRSTMERIT2010MIDWESTCONVERSIONS410-LONG GROVE- SIGN PACKAGE
<b>REVIEWED BY:</b>	
<b>DATE:</b>	

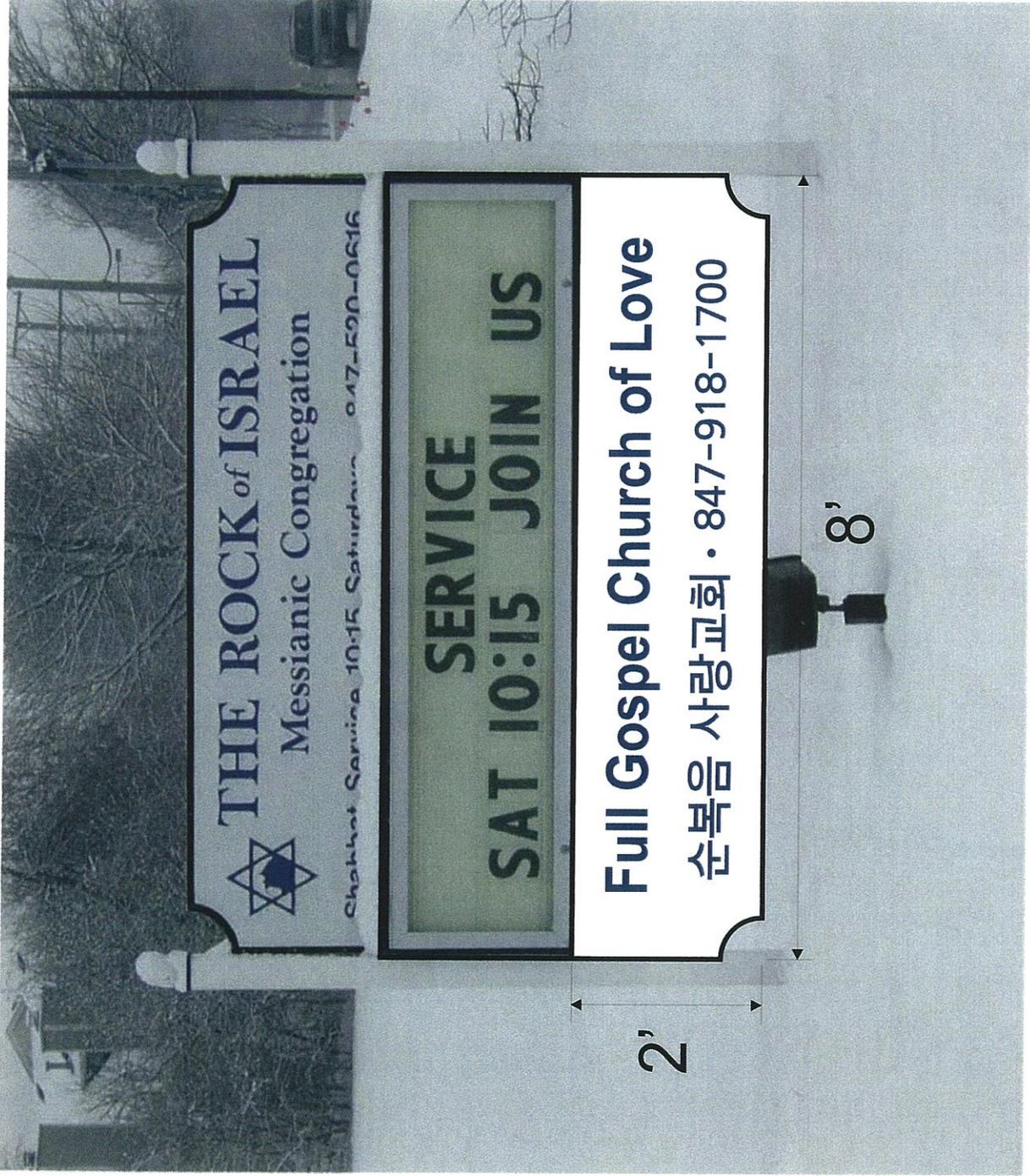
<b>REVISION HISTORY</b>	<b>CHANGES MADE:</b>
<b>DATE:</b>	<b>REUSED SIGN SPECS</b>
9/17/10 MV	Removed lambscaping & floodlighting
9/20/10 MV	

**Sign On.**  
Partner with the best.  
CLIENT SIGNATURE & APPROVAL DATE: / /

NOTICE: PRINTS ARE THE EXCLUSIVE PROPERTY OF "MC SIGN COMPANY". ANY UN-AUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER THE VALUE OF THE DISPLAY. © MC SIGN CO. 1998



**Item #1:**  
**Report Of September 20, 2010 Architectural Commission Meeting**  
**C. Full Gospel Church Of Love Signage**



SIGNATURE \_\_\_\_\_

LANDLORD

TENANT

DATE \_\_\_\_\_

Client: Full Gospel Church of Love

Approved: \_\_\_\_\_

Drawn by: Dina Park

Drawing #:

Date: 06-04-10

Rev Date:

Site Address

Sign Type

Physical Information

FACE

RETURN

TRIM

LIGHT

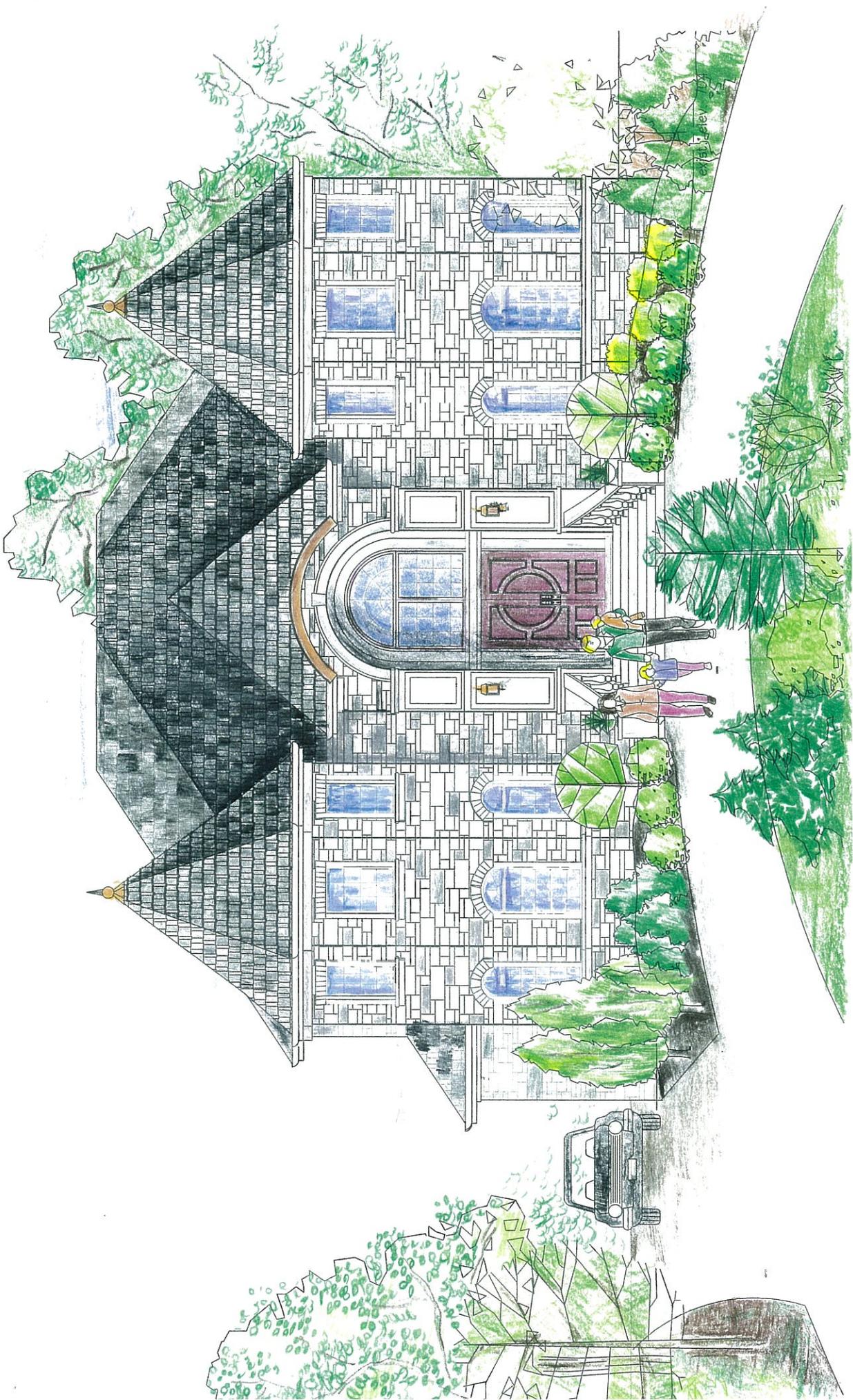
All sign designs and concepts shown here are confidential and are the property of Cosmos Sign Co. They are not to be distributed, exhibited, copied, or otherwise used without our written permission.

**COMPUTER GENERATED COLORS ARE NOT A TRUE MATCH TO ANY PMS, VINYL, OR PAINT.**



(714) 847-455-7000 (F) 847-455-7000 2620 N. Main Rd. Emeryville, Calif. 94608

**Item #1:**  
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**D. 5183 Eastgate Lane House Elevations**

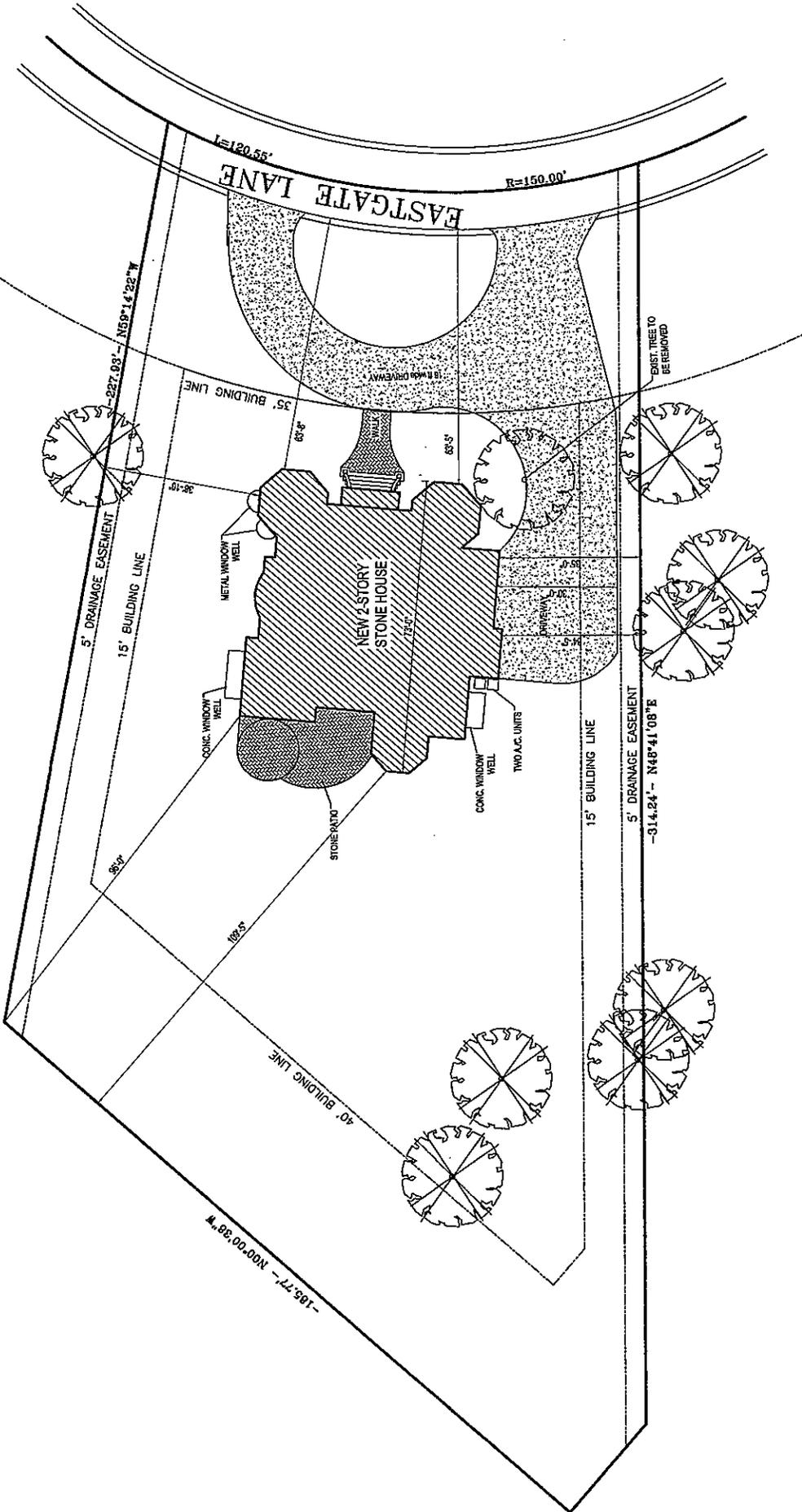
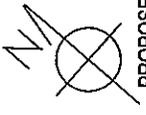


# SITE PLAN

NO SCALE

LOT AREA 39,987 SQ.FT.

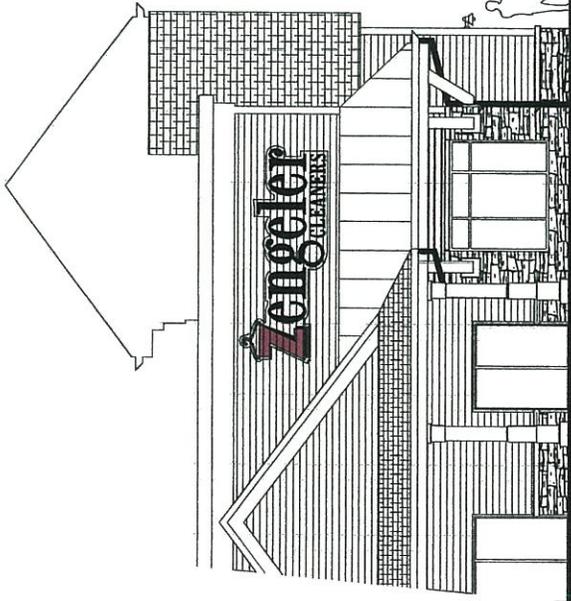
PROPOSED IMPERVIOUS AREA 5,343 SQ.FT.



**Item #1:**  
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**E. Zengeler Cleaners Signage**

# Zengeler CLEANERS

NIGHT VIEW



elevation view  
3/32" = 1'-0"

15'-6"

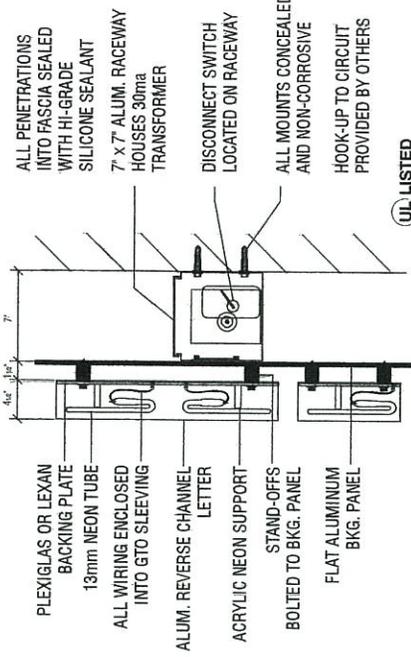
# Zengeler CLEANERS



**NORTH SHORE SIGN**

1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020

"Quality Signage Since 1930"



(UL) LISTED  
REVERSE CHANNEL NEON  
LETTER DETAIL # 5  
SCALE: NONE

### INDIVIDUAL ILLUMINATED REVERSE CHANNEL LETTERS

3/8" = 1'-0"

FABRICATED INDIVIDUAL REVERSE CHANNEL LETTERS W/ BLACK POLYURETHANE FINISH  
WHITE SILHOUETTE NEON ILLUMINATION / "ENGLERS / CLEANERS COPY & HANGER  
LOGO - WHITE FINISH W/ RED (220-53) VINYL "Z" / BLACK DROP SHADOW & HANGER  
RED SILHOUETTE NEON ILLUMINATION AROUND "Z" / WHITE HANGER ILLUM.  
ALL MOUNTED TO FLAT ALUMINUM BKG. PANEL PAINTED TO MATCH WALL COLOR  
MOUNTED TO RACEWAY / PAINTED TO MATCH WALL COLOR

REVISED		COMMENTS	
A	9/18/08	ADD CLEANERS COPY	
B	10/13/08	CHANGE TO REVERSE CHANNEL	
C	10/15/08	SIZE CHANGE	

ZENGLER CLEANERS  
LONG GROVE, IL.

SCALE	NOTED	DRAWN BY:	AS
DATE	9/4/08	REVISED	
SALESPERSON	DL	APPROVED BY:	08365

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NIGHT VIEW

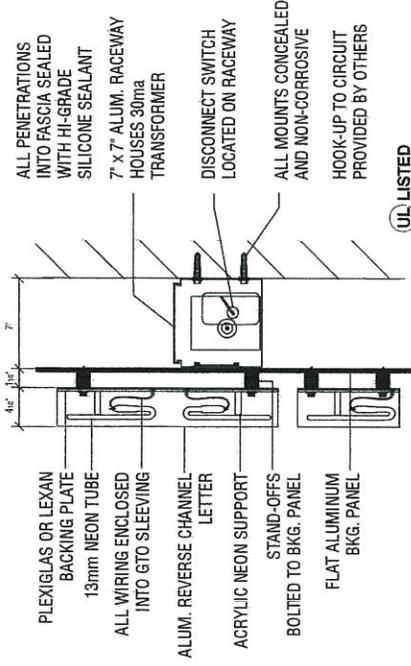


elevation view  
3/32" = 1'-0"



**NORTH SHORE SIGN**

1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020  
"Quality Signage Since 1930"



ALL PENETRATIONS INTO FASCIA SEALED WITH HI-GRADE SILICONE SEALANT  
7" x 7" ALUM. RACEWAY HOUSES 30ma TRANSFORMER  
DISCONNECT SWITCH LOCATED ON RACEWAY  
ALL MOUNTS CONCEALED AND NON-CORROSIVE  
HOOK-UP TO CIRCUIT PROVIDED BY OTHERS



REVERSE CHANNEL NEON LETTER DETAIL # 5  
SCALE: NONE

PLEXIGLAS OR LEXAN BACKING PLATE 13mm NEON TUBE  
ALL WIRING ENCLOSED INTO GTO SLEEVING  
ALUM. REVERSE CHANNEL LETTER  
ACRYLIC NEON SUPPORT STAND-OFFS BOLTED TO BKG. PANEL  
FLAT ALUMINUM BKG. PANEL

**INDIVIDUAL ILLUMINATED REVERSE CHANNEL LETTERS**

3/8" = 1'-0"

FABRICATED INDIVIDUAL REVERSE CHANNEL LETTERS W/ BLACK POLYURETHANE FINISH  
WHITE SILHOUETTE NEON ILLUMINATION / "ENGLERS / CLEANERS COPY & HANGER  
LOGO - WHITE FINISH W/ RED (220-53) VINYL "Z" / BLACK DROP SHADOW & HANGER  
RED SILHOUETTE NEON ILLUMINATION AROUND "Z" / WHITE HANGER ILLUM.  
ALL MOUNTED TO FLAT ALUMINUM BKG. PANEL PAINTED TO MATCH WALL COLOR  
MOUNTED TO RACEWAY / PAINTED TO MATCH WALL COLOR

REVISED  
C 9/10/10

CHANGE TO REVERSE CHANNEL

COMMENTS

ZENGLER CLEANERS  
LONG GROVE, IL.

SCALE	NOTED	DRAWN BY:	AS
DATE	9/4/08	REVISED	
SALESPERSON	DL	APPROVED BY:	
		DRAWING #	08365
			Pg. 2

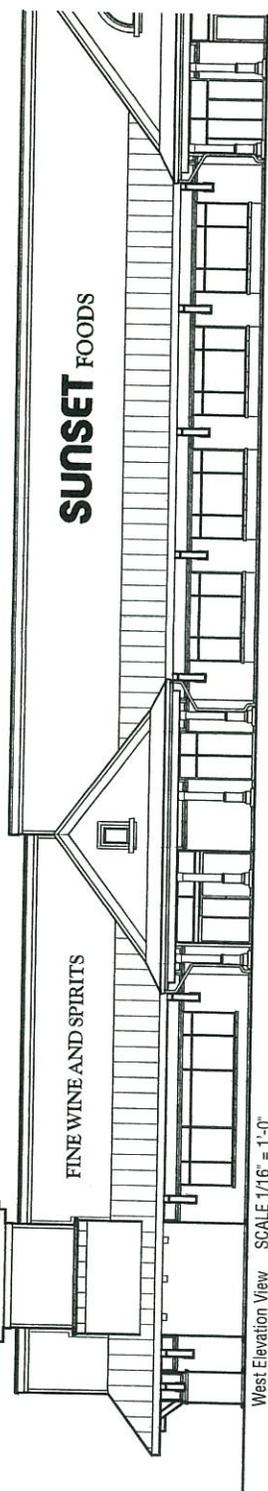
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**Item #1:**  
**Report Of September 20, 2010 Architectural Commission Meeting**  
**F. Sunset Foods Signage**

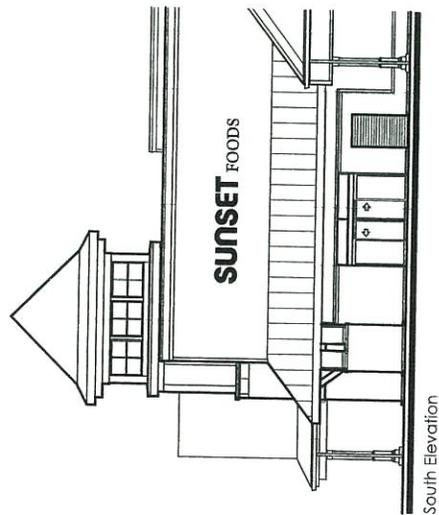
28'-11" **FINE WINE AND SPIRITS**

30'-0" **SUNSET FOODS**

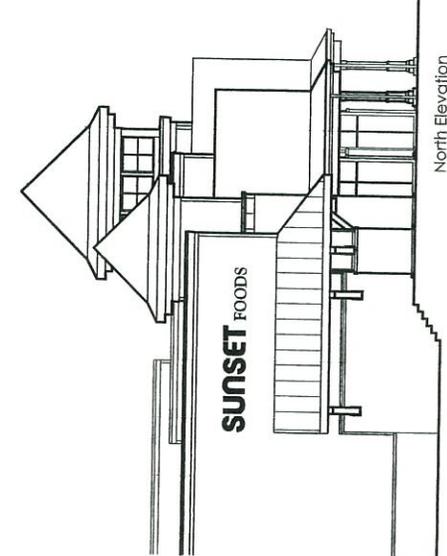
SCALE 1/8" = 1'-0"



West Elevation View SCALE 1/16" = 1'-0"



South Elevation

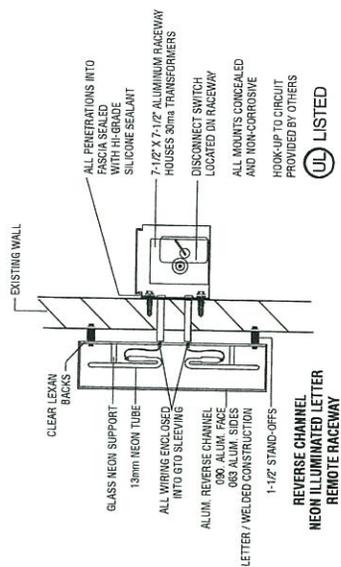


North Elevation

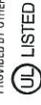
21'-4" **SUNSET FOODS**

(2 sets req.)

INDIVIDUAL ILLUM. REVERSE CHANNEL LETTERS  
1/8" = 1'-0"  
FABRICATED INDIVIDUAL CHANNEL LETTERS  
POLYURETHANE FINISH (color to be determined)  
WHITE SILHOUETTE NEON ILLUMINATION W/ CLEAR LEXAN  
BACKS / REMOTE TRANSFORMERS



REVERSE CHANNEL  
NEON ILLUMINATED LETTER  
REMOTE RACEWAY



**NORTH SHORE SIGN**  
1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020  
"Quality Signage Since 1930"

Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

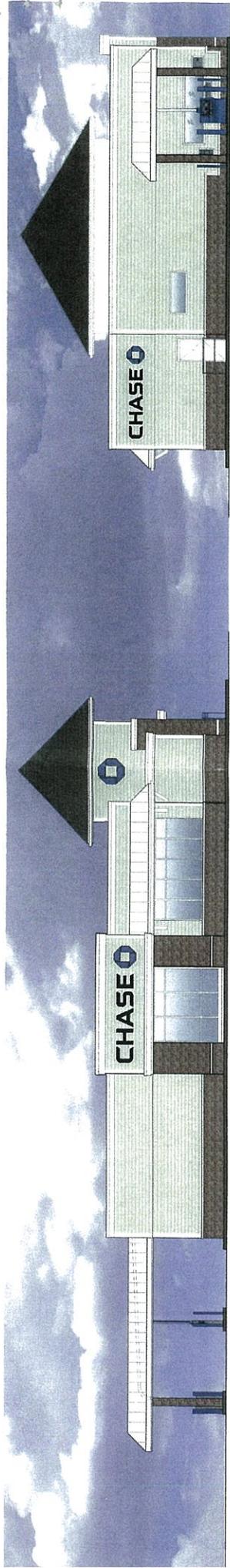
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REVISED	COMMENTS
A	9/10/10 spec changes

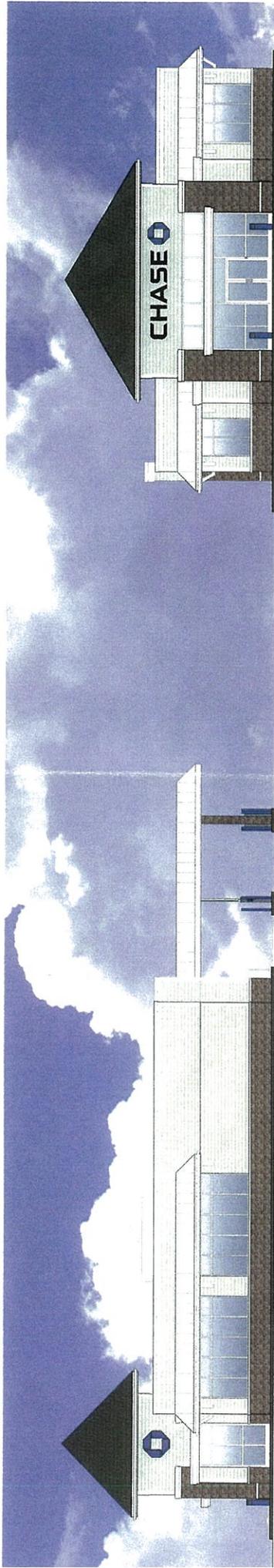
  

<b>SUNSET FOODS</b> RT. 83 & APTAKISIC RD. LONG GROVE, IL.	
SCALE NOTED	DRAW BY: AS
DATE 4/29/10	REVISED
SALESPERSON ART	APPROVED BY:
	DRAWING # 08922

**Item #1:**  
**Report Of September 20, 2010 Architectural Commission Meeting**  
**G. Sunset Grove Building B Modifications**



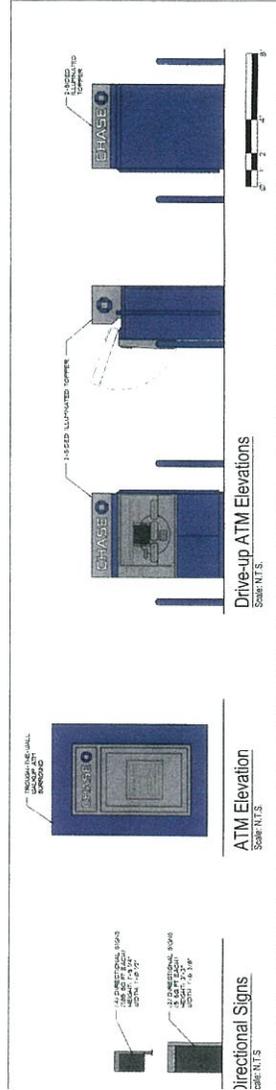
**North Elevation**  
Scale: 3/16"=1'-0"



**East Elevation**  
Scale: 3/16"=1'-0"



**Elevation**  
Scale: 3/16"=1'-0"



**ATM Elevation**  
Scale: 1/8"=1'-0"

**Drive-up ATM Elevations**  
Scale: 1/8"=1'-0"

**Directional Signs**  
Scale: 1/8"=1'-0"



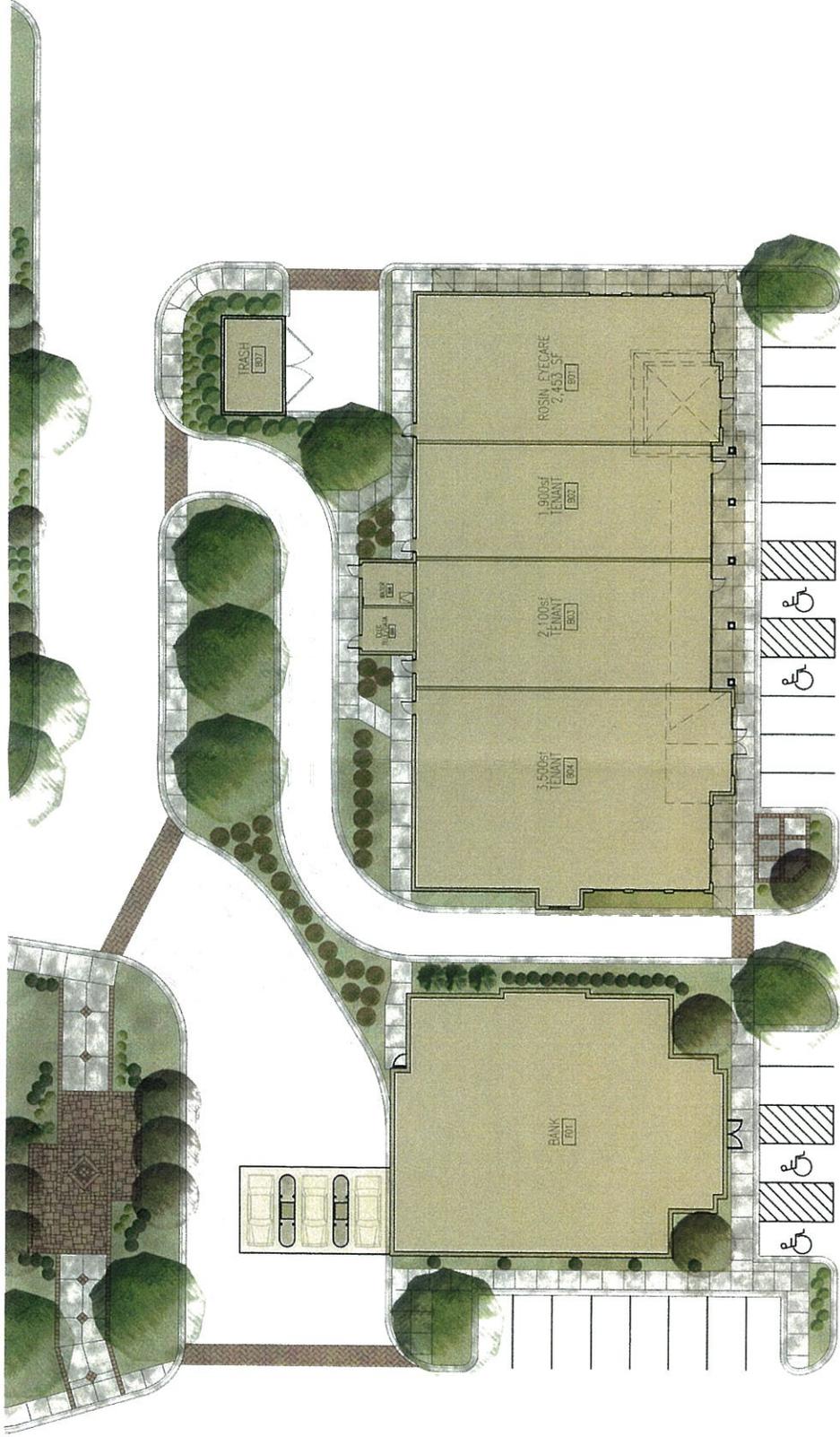
**LONG GROVE**

**PROPOSED ELEVATIONS**

Option B



Architect / Designer  
The Architects Partnership, Ltd.  
122 South Michigan Avenue  
Chicago, Illinois 60603  
p. 312 / 563. 9800



LOT ONE BUILDING PLAN

SCALE: 1" = 25'-0"

DATE: 15 SEPTEMBER 2010

DESIGN: BANK ARCHITECTURE FOR LOT ONE BY OKW ARCHITECTS

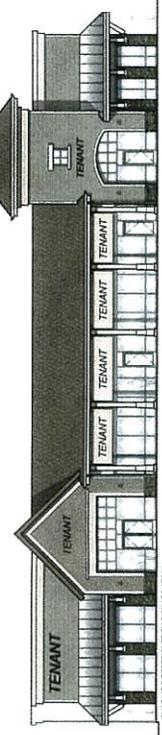


CHASE BANK ELEVATION FOR LOT ONE BY OKW ARCHITECTS

SCALE: 1" = 25'-0"

DATE: 15 SEPTEMBER 2010

DESIGN: BANK ARCHITECTURE FOR LOT ONE BY OKW ARCHITECTS



MAIN BUILDING ELEVATION FOR LOT ONE BY OKW ARCHITECTS

SCALE: 1" = 25'-0"

DATE: 15 SEPTEMBER 2010

DESIGN: BANK ARCHITECTURE FOR LOT ONE BY OKW ARCHITECTS

EXHIBIT 17  
SUNSET GROVE  
LONG GROVE, ILLINOIS

LOT ONE BUILDING ELEVATIONS  
SCALE: 1" = 25'-0"

SUNSET GROVE LLC



OKW Architects  
PROJECT NUMBER: 0483

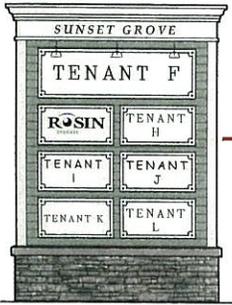


MONUMENT SIGN B  
 SIZE: 48' x 5'  
 AREA: 240sf

MONUMENT SIGN A  
 SIZE: 15' x 10'  
 AREA: 300sf



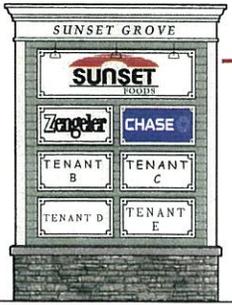
MONUMENT SIGN C  
 SIZE: 6'-8" x 8'  
 AREA: 108sf



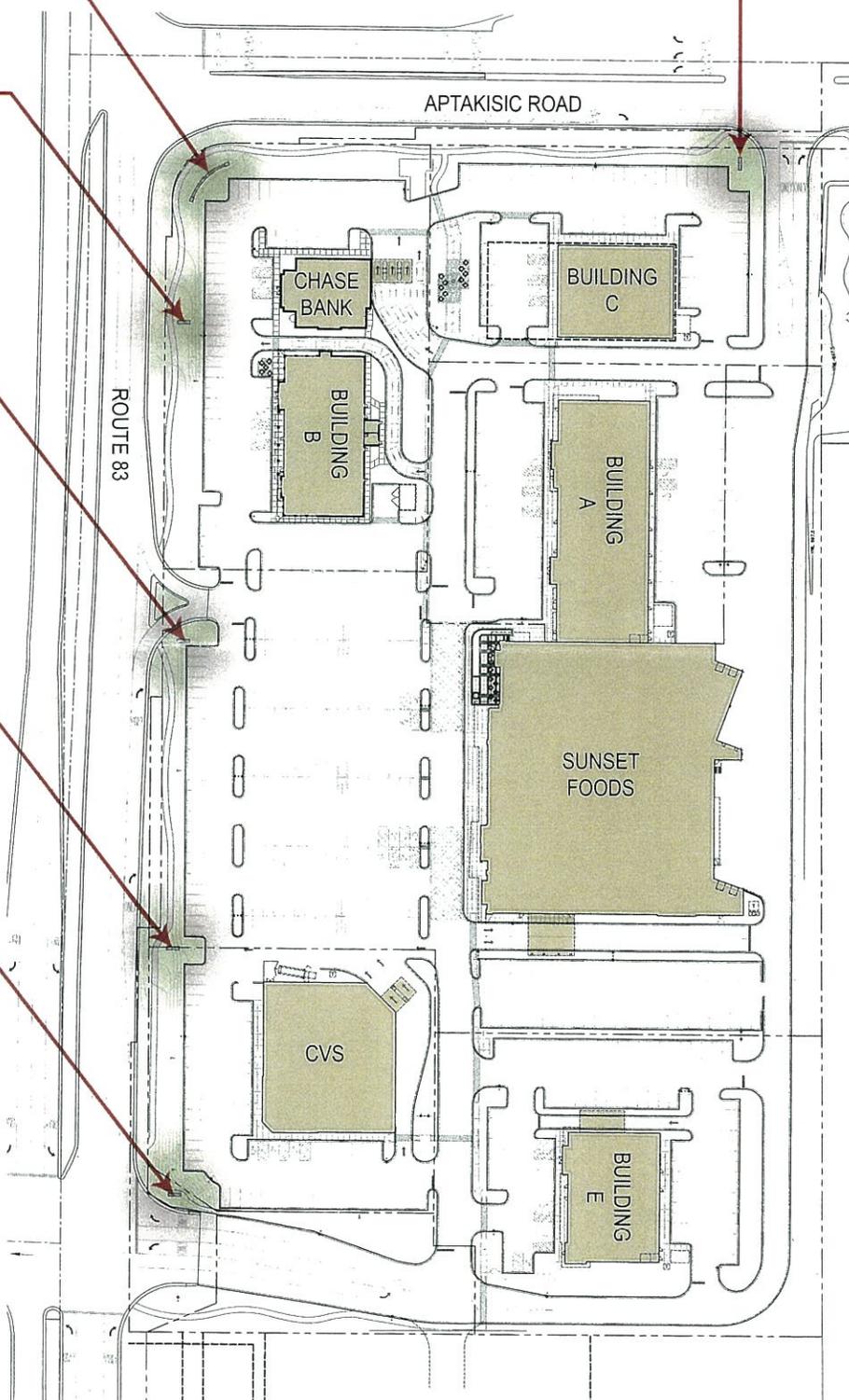
MONUMENT SIGN A  
 SIZE: 15' x 10'  
 AREA: 300sf



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



MONUMENT SIGN A  
 SIZE: 15' x 10'  
 AREA: 300sf



MONUMENT SIGN AREA SUMMARY	
PUD AREA:	1,440sf
PROPOSED AREA:	1,356sf