<u>Item #3</u>:

Report Of The February 21, 2011 AC Meeting:

A. Signage For Exit Global Realty Pros, 238 RPC Road

Village of Long Grove Illinois

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

CALL TO ORDER:

ACTION ITEMS:

1. **Approval of the December 20, 2010 Draft Meeting Minutes.**

2. **Consideration of a request for signage for "Exit Global Realty Pros" 238 Robert Parker Coffin Road and zoned within the B-1 Historic District submitted by Sign-A-Rama on behalf of Dominick DiMaggio.**

3. **Consideration of a request for replacement subdivision identification signage for the Brookstone Subdivision within an R-2 PUD Residential District, submitted by Mr. James A. Cox, President, Brookstone H.O.A .**

4. **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.**

OTHER BUSINESS:

1. **Paperless Packets**

ADJOURNMENT: Next Scheduled Meeting: March 21, 2011 @ 7:00 PM

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: For the ARCHITECTURAL COMMISSION on MONDAY, February 7, 2011 @ 7:00 P.M.

REQUEST: Consideration of a request for signage for "Exit Global Realty Pros", 238 Robert Parker Coffin Road within the B-1 Historic District, submitted by Sign-A-Rama on behalf of Dominick DiMaggio.

HISTORY/STAFF REVIEW:

The property in question is located on the southeast side of Robert Parker Coffin Road east of the intersection of Old McHenry Road. The business will be located below the "OliveTap".

Based upon the items submitted the petitioner is requesting two signs. One (1) wall sign measuring 20"" x 48" (6.4 square feet) placed on the front (north side) of the structure and one freestanding sign measuring 30" x 36.4" (7.6 square feet) located on the west side of the structure. Both sign faces are single sided.

The freestanding sign will be "post and panel sign" measuring 60" from grade and 30' to the bottom of the sign. Materials out of which the signs will be constructed are ½" think "Omega Board". The signage would be brown & and white with the "Exit" logo in teal with regard to the color scheme. Letting will be black (see attached proof). Signage appears will be non-illuminated.

Square footage of the commercial space for which the signage is being requested is approximately 1400 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 (excerpt below).

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (14 square feet), the request is within the maximum square footage limitation for the floor area at this location.

Per the village sign regulations both signs are permissible at this location as follows;

(1) The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign

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

	B1	B2	B2
Total Area of Business in Square Feet	No Arterial Access		Arterial Access
1-1,000	12	12	20
1,001-3,000	20	20	30
3,001-5,000	30	30	40
5,001 or greater	30	30[(i)]	50[(ii)]

(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 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 on the structure. As submitted the requested signage is with the parameters of the Village Code and therefore approvable.

20"h

EXIT GLOBAL REALTY PROS

48"h

Material Used: 1/2" thick Omega Board

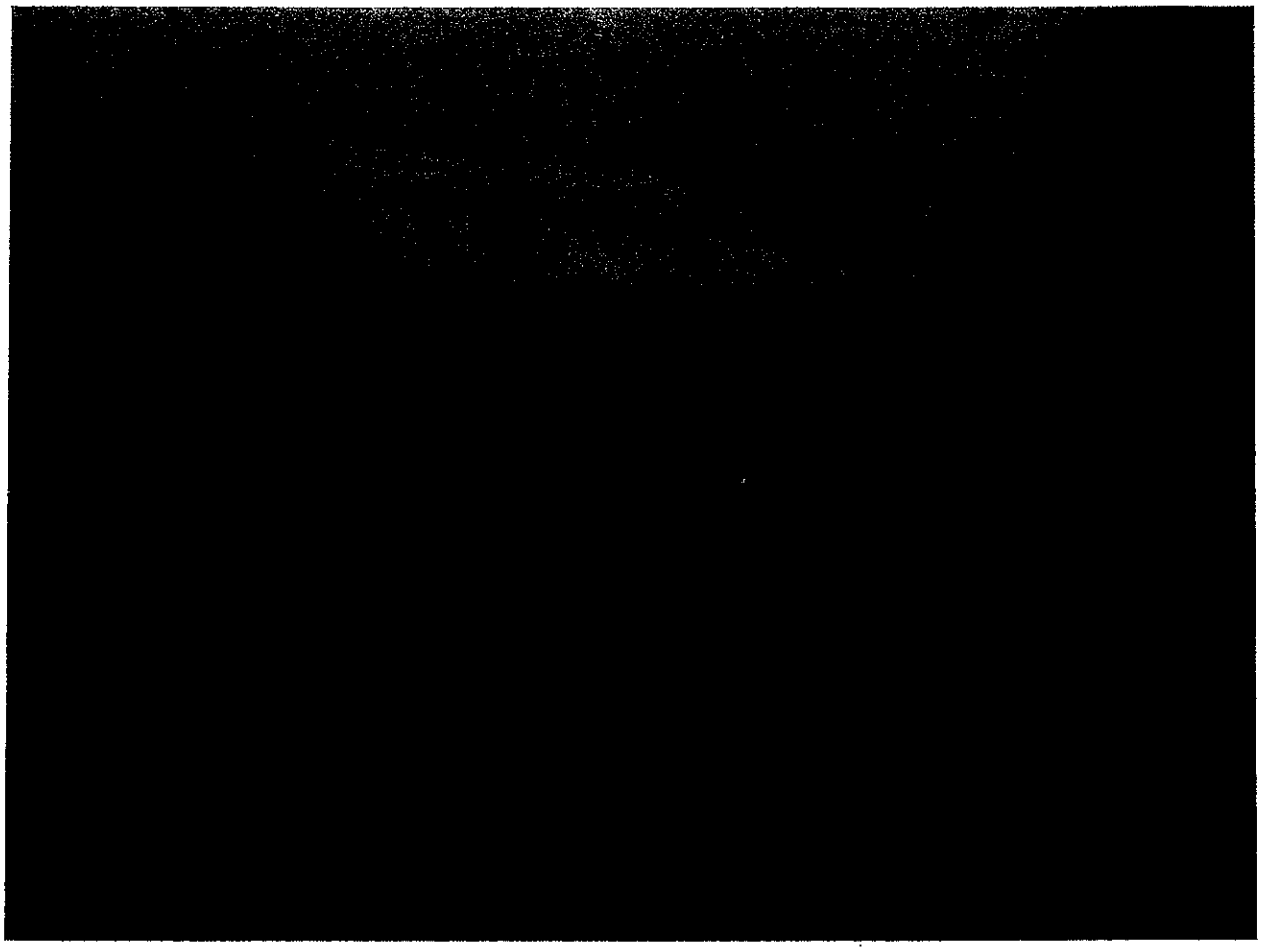
Customer:	Dominick T. DiMaggio
Company:	Exit Realty
address:	238 Robert Parker Coffin Road
City:	Long Grove State/ZIP: IL. 60047
Phone:	847-452-7992
Fax:	

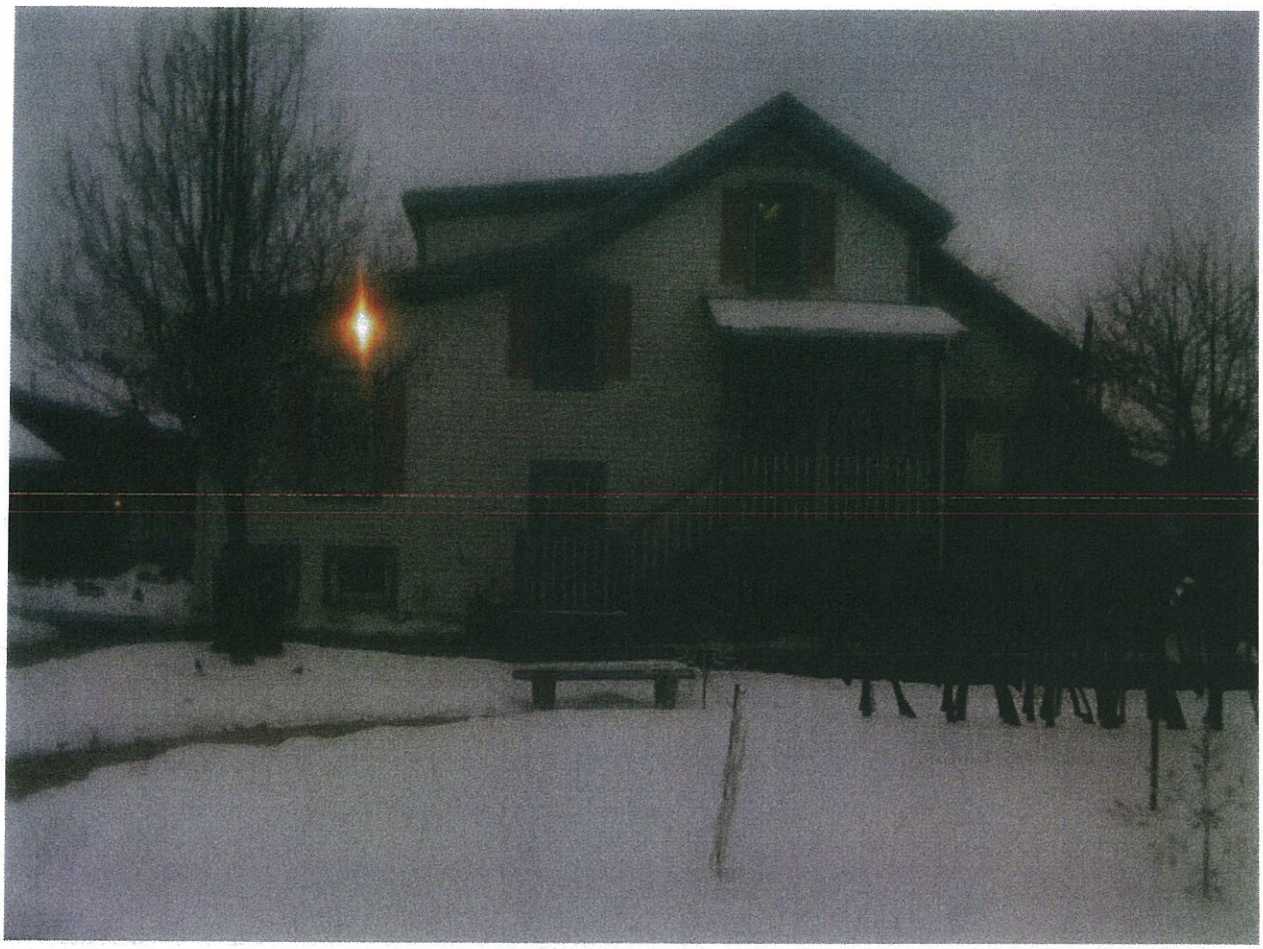
SIGN-A-RAMA
WHERE THE WORLD GOES FOR SIGNS

220 Peterson Rd. Libertyville, IL 60048
Ph: 847-680-0004 Fax: 847-680-6644
www.thesigngirls.com

Job No.:		Date:	
Order Date:		Salesperson:	
Sign Dimensions:	see below	Estimate:	

Comments:
Qty 1 Post and panel sign, Single sided
30"h x 36"w Painted posts and finials.
Qty 1 building sign 20" x 48" Single Sided





Item #3:

Report Of The February 21, 2011 AC Meeting:

B. Replacement Subdivision Signage For Brookstone Subdivision

Village of Long Grove Illinois

ITEM #3: For the **ARCHITECTURAL COMMISSION** on **MONDAY, February 7, 2011 @ 7:00 P.M.**

REQUEST: Consideration of a request for a replacement subdivision identification signs for the Brookstone PUD/Subdivision located at Checker and Schaeffer Roads, submitted by Mr. James A. Cox on behalf of The Brookstone HOA.

Status:

At the December meeting the AC had requested the following revisions/concerns with regard to proposed Brookstone Subdivision replacement signage;

- *Consider reducing the size of the base to minimize any problems with settling which may occur once the sign is put in place.*
- *Be aware that any future illumination of the signage will require AC review and approval.*
- *Provide a detail on how the signage will be mounted to the base.*
- *Provide a site plan with the number & general location of the signs (a maximum of two signs not to exceed a total of 40 sq. feet; 20 sq. feet max. per sign in this case may be allowed).*
- *Have the font on the proposed signage remain consistent with the current & existing signage.*
- *Provide the dimensions of the area of the sign containing the "copy" (i.e. Brookstone).*

Staff was directed to send the petitioner a letter identifying these concerns and asking that this information be provided for consideration at the meeting of February 7, 2011. No other action was taken on this request at this meeting.

A letter was sent last month requesting the revision noted above be submitted not later than Friday January 28th for consideration at the February 7th meeting. To date no revision have been received from the petitioner. Unless the petitioner presents materials at meeting staff suggests this item be continued to the March Meeting. Staff will resend the December letter.

The previously submitted staff report is included below.

HISTORY/STAFF REVIEW:

Proposed Project:

The Brookstone PUD received final PUD approval in 2001. As a part of the that subdivision two wooden subdivision entrance signs were constructed at each entrance to the development. Overall the sign dimensions on these existing signs measured 8' x 5' (40 sq. ft.) each. The area devoted to copy, which is the area actually measured for the sign dimension, may be less than 40 square feet.

The request is being made on behalf of Brookstone HOA to allow the installation of a replacement subdivision identification signage at both entrances to the subdivision, one Checker Road the other on Schaeffer Road. Copies of the information pertaining to the proposed signage are attached.

As proposed the wooden signs would be replaced with Lannon Stone outcroppings as sign faces. The stone signs faces would be placed on concrete pads approximately 7' x 1.5' and 42" deep. Signs would be located in approximately the same places as the wooden signs are presently at both entrances to the subdivision.

Based upon staff review of the proposal, each sign face would be single sided and measure (6' x 4') for approximately or approximately 24 square feet. The area of copy, and the area which is calculated for sign size is substantially less than that the area of the sign face. Based on the photographs submitted by the petitioner, it appears that both signs will not exceed 40 square feet in area (as defined in the Village Code) and will be in conformance with the Village Code. The copy will be black in color and affixed to the sign face. No illumination or additional landscaping is being proposed at this time.

SIGN REGULATIONS –

(c) Subdivision Signs. A sign identifying the location and name of a subdivision may be installed at the entrance of the subdivision, subject to compliance with the following standards:

(1) Number of Signs. No more than two subdivision identification signs shall be permitted for each subdivision.

(2) Size. The total area of the subdivision identification signs permitted by paragraph (1) shall not exceed forty (40) square feet in dimension.

Sign Measurement: 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.

ARCHITECTURAL BOARD DECISION:

The Board should review the request for signage in light of the aforementioned of regulations and render a determination based upon those criteria. As the actual dimensions of the copy area have not been submitted the AC may wish to consider a condition on any motion for approval which stipulates each sign may not exceed 20 square feet in area.

RECEIVED
DEC 1 0 2010
VILLAGE OF LONG GROVE

December 9, 2010

Village of Long Grove
Attn: Architectural Commission

First, I apologize for the sloppy first request to replace two signed at the entry ways of Brookstone subdivision. Never having done this before, I didn't know what was involved since it is replacement with actually smaller signs.

Anyway, following is all the detail I think you require and all the info that I have including applicable photos.

Our subdivision originally had two wooden signs, one per entrance, approx. 8' long by 5' high. The one at the Richmond Lane entrance has since rotted and been removed. The one at the Pheasant Run entrance is there and photos are included for your review. We want to remove that sign also and put two (2) beige colored Lannon Stone Outcroppings in their place. The new stones are smaller than the existing signs. We will try to place the new stone signs in the same area as the original ones were or are.

The font of the sign is basic, block and pictures are attached for your review. We also don't have any additional landscape plans as we intend to simply leave what is already there. You can see the landscaping in place from the included photos.

We do not have any plans currently for illumination and the current signs were not illuminated by the original builder either.

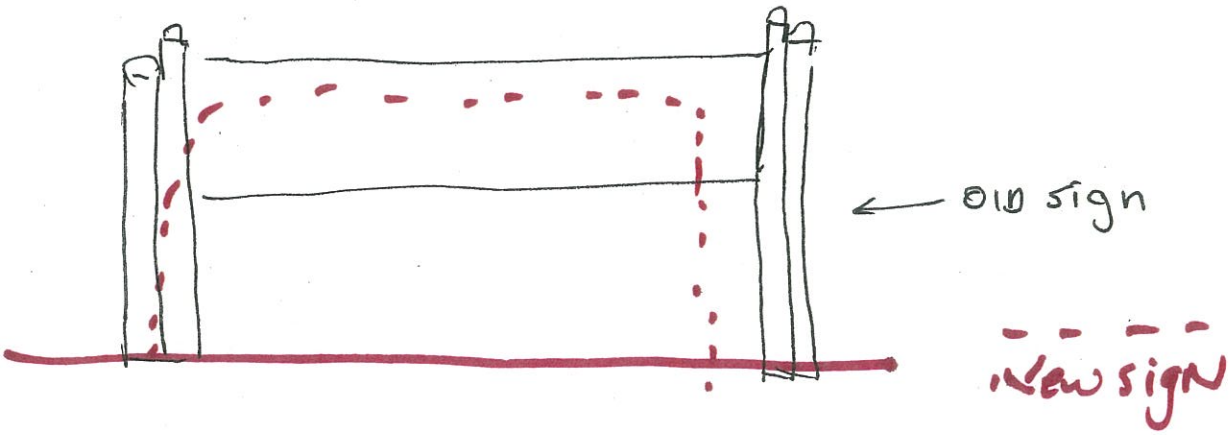
We intend to hire Maxx Contractors from Des Plaines to pour a concrete base on which the signs will sit. This base will be approx. 6' to 8' long and about 42" deep (to clear the frost line). We know to call Julie before this happens.

I believe that this letter along with included photos should answer all questions and concerns. The stones will be slightly smaller than the existing signs but also much more attractive and enhance the beauty of our entrances and the Village.

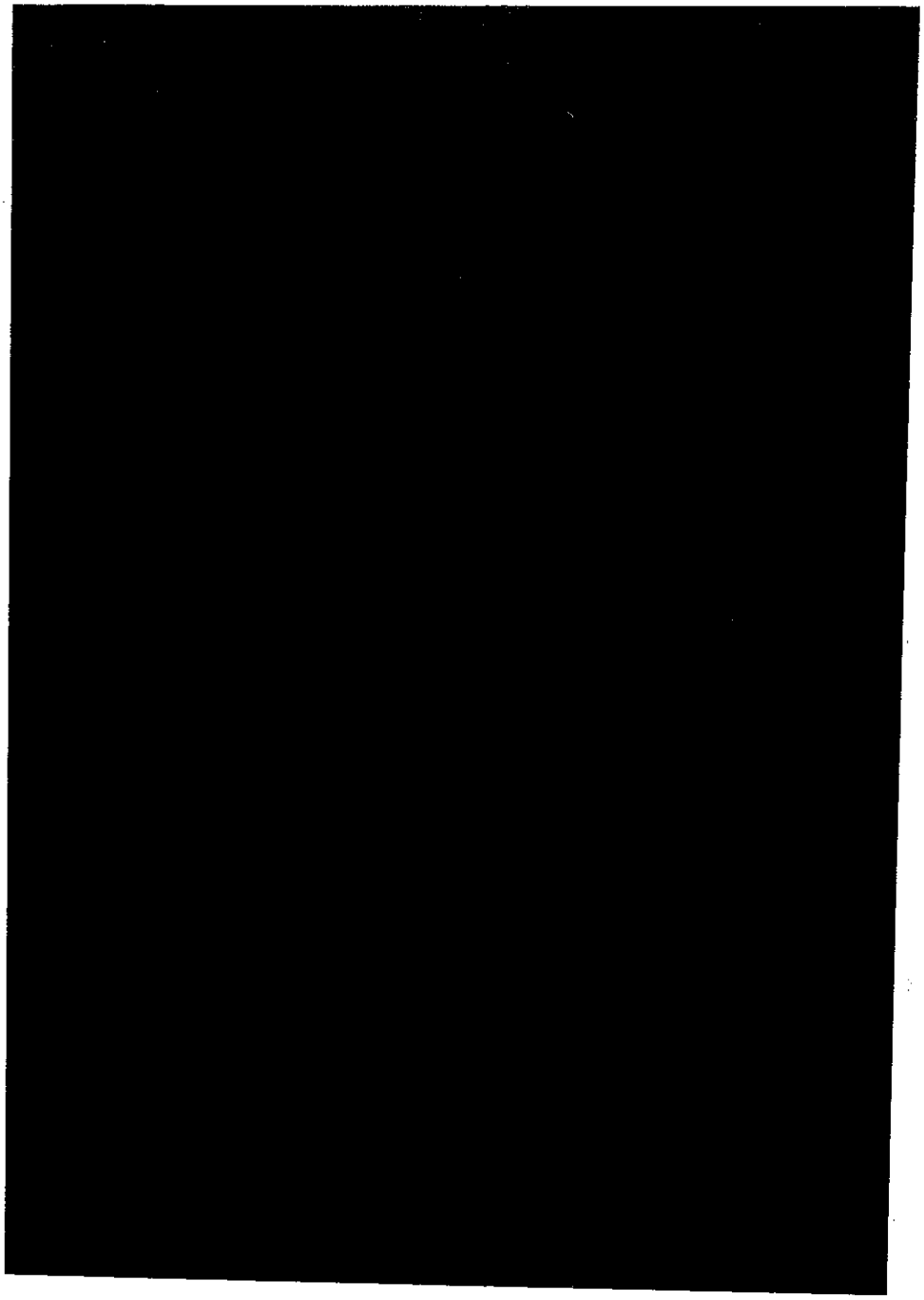
Sincerely,

James A. Cox,
President, Brookstone Homeowners Assoc.

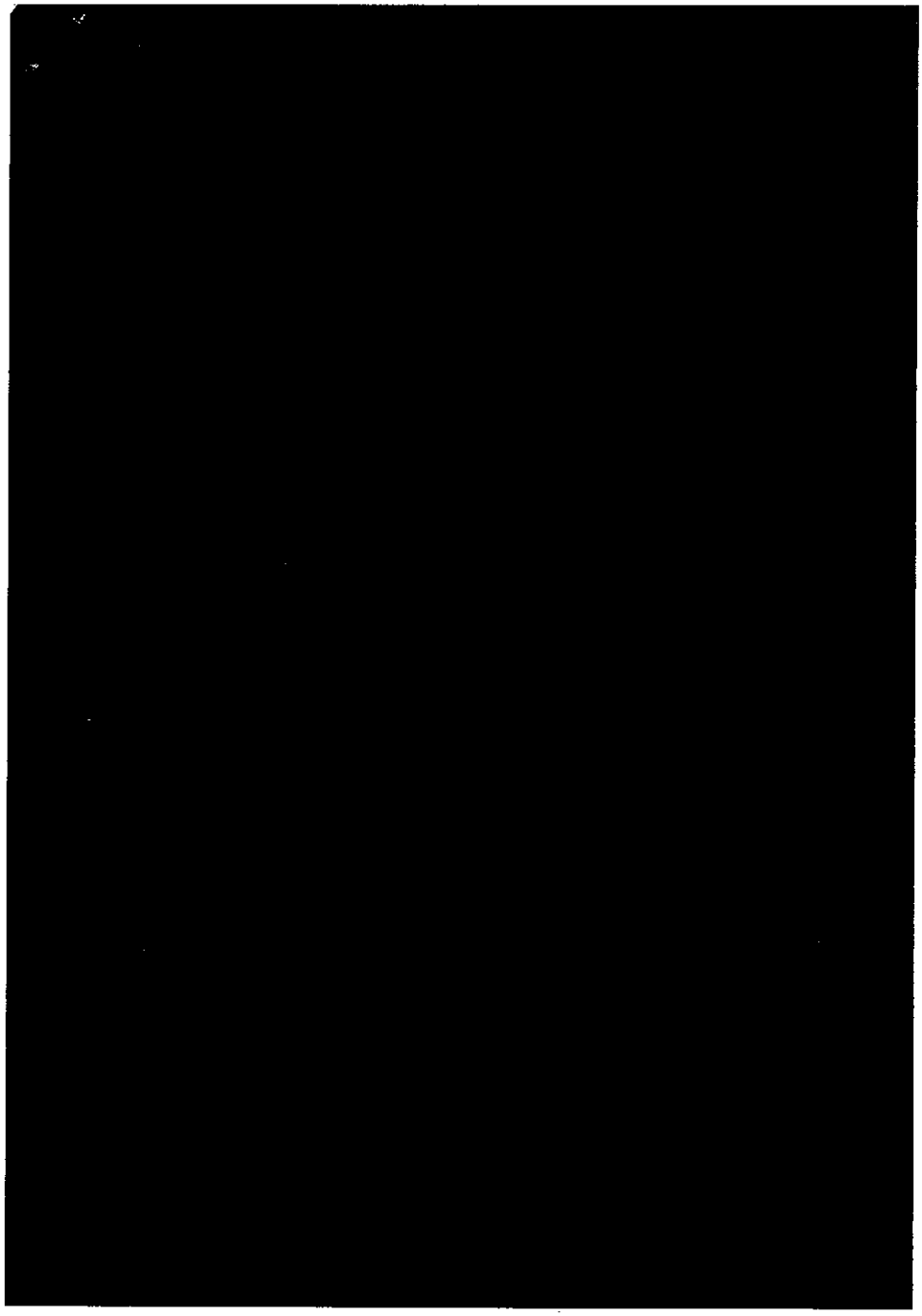
Southwest Corner of
Chestnut & Pheasant Run



Southwest corner of
Checker & Pheasant Run.



Northeast Corner of
Schaffer and Richmond.



Northeast Corner of Schaffer and Richmond

Item #3:

Report Of The February 21, 2011 AC Meeting:

C. Window Treatment Signage For CVS Pharmacy

ITEM #4: For the **ARCHITECTURAL COMMISSION** on **MONDAY, February 7, 2011 @ 7:00 P.M.**

REQUEST: **Consideration of window treatments for Building "D" (CVS Pharmacy) of the Sunset Grove PUD, submitted by Sure Light Signs.**

STATUS:

Per the discussion of the AC at the December Meeting staff forwarded on the comments of the AC to the petitioner regarding this issue. Staff asked for revisions per the comments made by the AC at December meeting by Friday, January 28th regarding this issue. To date no revisions to the previously proposed window treatments have been made.

Staff notes that due to the lateness of the submittal in December this item could not be formally placed upon that agenda. As such, per the Illinois Open Meetings Act, no formal action could be taken by the AC. Staff informally brought this request to the Commission in December for discussion purposes only. The goal was to have revisions for formal consideration by the AC at this meeting. This has not occurred.

Staff suggests the AC make a formal motion on the window treatments as previously submitted (12.10.10 attached). These recommendations will once again be forwarded on the petitioner.

Other than resolution of the window treatment issue, no additional action by the AC is required at this time with regard to the appearance of the CVS Pharmacy building.

James Hogue

From: James Hogue
Sent: Thursday, January 13, 2011 3:27 PM
To: 'Doug Merritt'
Subject: RE: CVS/pharmacy - Store 8946 - Long Grove, IL - AC Review/Window Treatment

Doug,

I informally polled the AC at the December Meeting concerning the CVS Window treatments.

I suggest you consider the following revisions to your CVS window treatment proposal;

- Remove the red CVS logo from the window
- Remove the "teardrop" background
- Do not use "red" as a color in the window treatments
- The photos submitted are acceptable

Please consider these revisions. I need any materials for AC consideration not later than 5:00 PM on January 28th to make the AC meeting of February 7th.

JIM

From: Doug Merritt [mailto:dm@professionalpermits.com]
Sent: Thursday, December 16, 2010 3:17 PM
To: James Hogue
Subject: RE: CVS/pharmacy - Store 8946 - Long Grove, IL - AC Review/Window Treatment

Jim,

Good afternoon, please confirm if we are on the 12/20 or 2/7 agenda.

Thanks,

Doug Merritt
Professional Permits
Sign Consultant
113 S. Main - Suite 201
Mishawaka, IN 46544

574-257-2954 (Main)
574-286-8749 (Cell)
574-257-2724 (Fax)

From: James Hogue [mailto:jhouge@longgrove.net]
Sent: Thursday, December 16, 2010 2:52 PM
To: Doug Merritt
Subject: RE: CVS/pharmacy - Store 8946 - Long Grove, IL - AC Review/Window Treatment

Doug,

The AC meets on Monday 12. 20.10.

I am leaving to hand deliver the packets in a half an hour.

The next regular meeting is February 7th 2011.

JIM

From: Doug Merritt [mailto:dm@professionalpermits.com]
Sent: Thursday, December 16, 2010 12:37 PM
To: James Hogue
Cc: 'Haaning, Mike'
Subject: CVS/pharmacy - Store 8946 - Long Grove, IL - AC Review/Window Treatment

Mr. Hogue:

Good afternoon, attached you will find the updated window treatment proposal for the above referenced facility. Following the last AC meeting we approached CVS/pharmacy Corporate regarding the request for a professional photographer and a revised graphic representation. CVS/pharmacy responded and contracted with a professional photographer to facilitate photos of historical interest in the Village of Long Grove. We would appreciate your consideration and review of the attachment. When convenient, please provide the next available AC agenda date. A corporate representative is available to meet the AC or staff. Again, we appreciate your continued assistance with this effort.

Please feel free to contact me with any questions.

Thank you,

Doug Merritt
Professional Permits
Sign Consultant
113 S. Main - Suite 201
Mishawaka, IN 46544

574-257-2954 (Main)
574-286-8749 (Cell)
574-257-2724 (Fax)

CVS/pharmacy | Store Windows Graphic Program

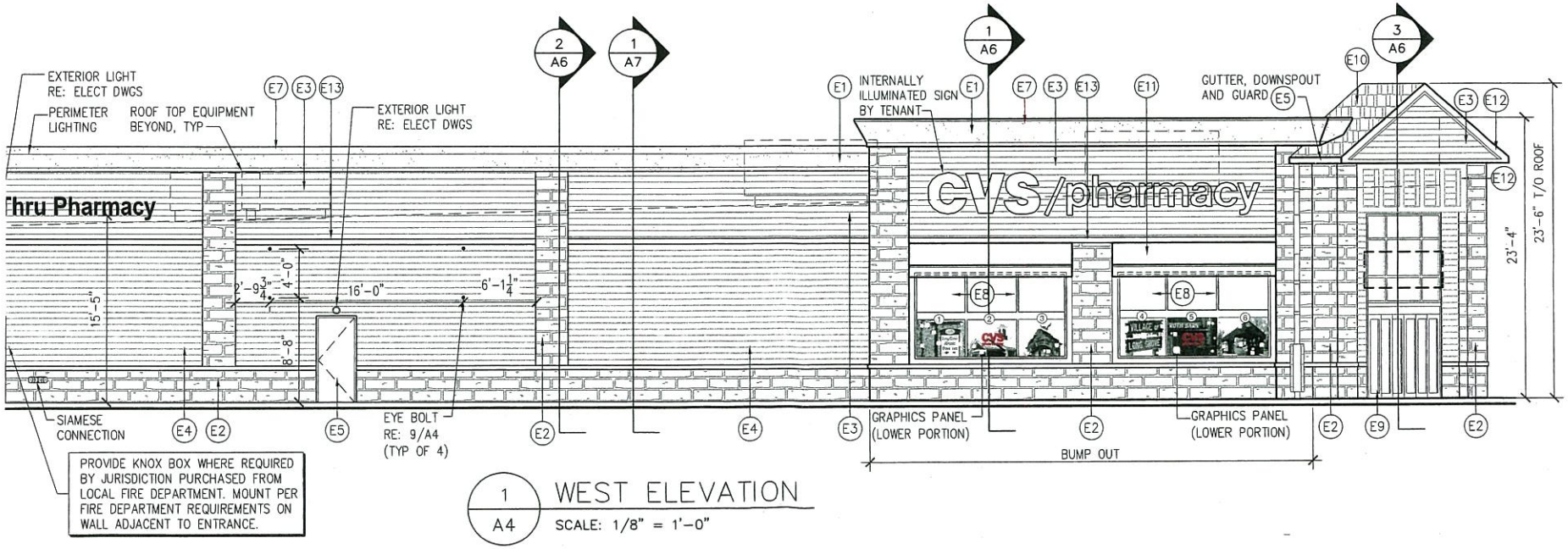
12.10.2010

NEW STORE

STORE 8946: IL ROUTE 83 & ROBERT PARKER COFFIN **LONG GROVE IL** 60047

WEST ELEVATION - HISTORIC

SINGLE LAYER EXTERIOR SCOTCH PRINT INSTALLATION



CVS/pharmacy | Store Windows Graphic Program

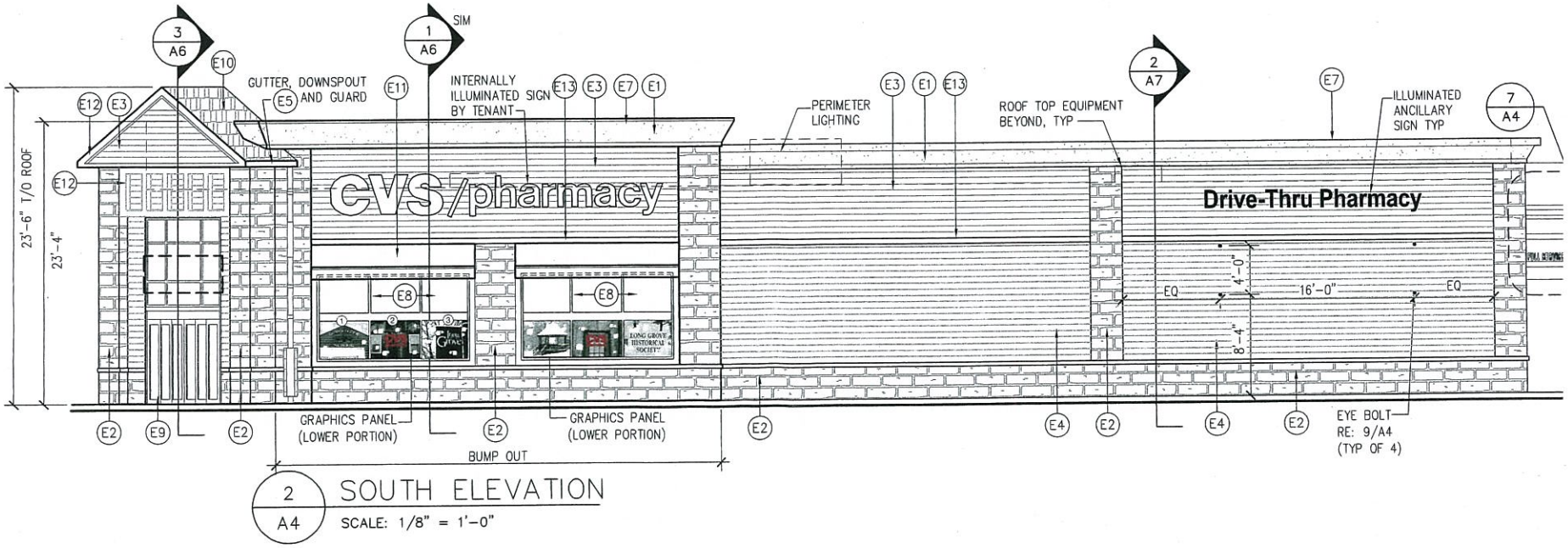
12.10.2010

NEW STORE

STORE 8946: IL ROUTE 83 & ROBERT PARKER COFFIN **LONG GROVE IL** 60047

SOUTH ELEVATION - HISTORIC

SINGLE LAYER EXTERIOR SCOTCH PRINT INSTALLATION



2 / A4 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

CVS/pharmacy® | Store Windows Graphic Program

12.10.2010

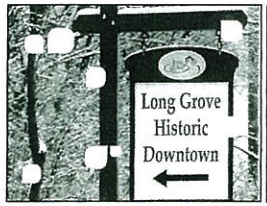
NEW STORE

STORE 8946: IL ROUTE 83 & ROBERT PARKER COFFIN **LONG GROVE IL** 60047

HISTORIC PHOTOGRAPHY

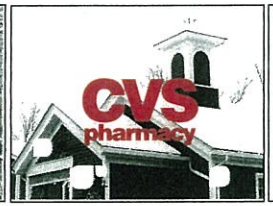
SINGLE LAYER EXTERIOR SCOTCH PRINT INSTALLATION

WEST ELEVATION



Sign at Robert Parker Coffin and IL 83

1



Gosswiller School

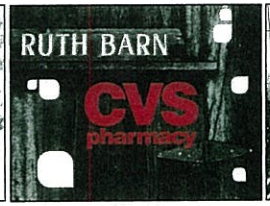
2

Clock at Fountain Square

3

Sign at Village Hall

4



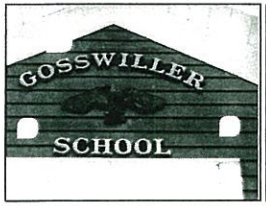
Ruth Barn next door to Village Hall

5

Covered bridge - at intersection of Robert Parker Coffin and Schaeffer

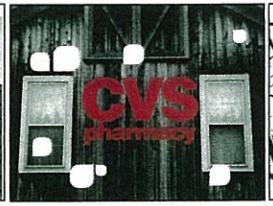
6

SOUTH ELEVATION



275 Robert Parker Coffin Road

1



"Historical Lane" "Seasons of Long Grove"

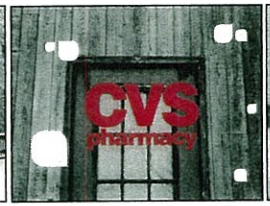
2

Long Grove Street Banner

3

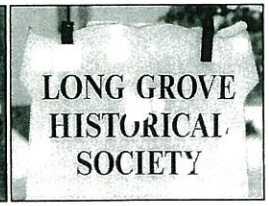
Gazebo in public park behind Village Tavern

4



"Historical Lane" "Seasons of Long Grove"

5



Historical Society Sign

6