

**Item #1:**  
**Report Of The May 17, 2010 Architectural Review Commission**



**AGENDA**  
**ARCHITECTURAL COMMISSION**  
**REGULAR MEETING**  
Monday, May 17, 2010 at 7:00 P.M.

**CALL TO ORDER:**

**ACTION ITEMS:**

1. Approval of the March 15, 2010 Draft Special Meeting Minutes.
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.
3. Consideration of a request for signage for "Bella Donna Boutique" at 420 Robert Parker Coffin Road and within the B-1 Historic District submitted by Danuta Wozniak.
4. Consideration of a request for signage for "Full Gospel Church of Love" at 1598 Arlington Heights Road and within the "R-2" District submitted by Cosmos Sign & Design.
5. Consideration of landscaping, lighting, elevations & signage for the proposed Arbor Grove PUD/ Subdivision in conjunction with the petition for a SUP/PUD as submitted by Allen Kracower & Associates on behalf of Mr. Michael Burgmeier for property located at 2727 RFD and commonly known at the Geimer Greenhouse.

**OTHER BUSINESS:**

**ADJOURNMENT:** Next Scheduled Meeting: June 21, 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.

**Item #1:**

**Report Of The May 17, 2010 Architectural Review Commission**  
A. CVS Pharmacy Window Treatments



**ITEM # 2:** For the **ARCHITECTURAL COMMISSION** on **MONDAY, May 17 @ 7:00 P.M.**

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

**HISTORY:**

The AC last reviewed the CVS proposal in July of 2008. At that time approvals were granted for the building elevation and signage with the exception of the window treatments. The minutes of the 2008 meeting reflect the following:

**Elevation --** There was a discussion on the height of the HVAC units vs. the parapets. Chair Staub suggested raising the parapets 2 feet instead of 16” to hide the units. After further discussion on these matters, Chair Staub made a motion, seconded by Commissioner Cohn to accept the elevations as shown contingent on raising the height of parapet wall as high as possible in order to screen equipment (subject to staff review and approval). On a voice vote, all aye.

**Building Signage –** The developer proposed to reduce the CVS Pharmacy sign from 48” to 42” in height and removing 2 signs from the top of the building. Some temporary signs would be omitted and temporary monument sign with all the tenants posted would be used instead. Commissioner Beadle made a motion seconded by Commissioner Marshall to accept the proposed signage with the exception of back lighting the sign instead of internal illumination as proposed. On a voice vote, all aye

**Directional Signage --** There was discussion of eliminating some of the directional signs in the drive thru and reducing the size of the C1 and C3 type signs to 24” in width. After further discussion, Commissioner Beadle made a motion seconded by Commissioner Connolly to accept the signage with the elimination of two C-2 signs and the reduction the size of the C1 and C3 signs to 24” in w

**STATUS:**

Per the discussion/ recommendation of the AC at the July 23, 2008 regular meeting;

***Window Treatment -- There was extensive discussion on the window graphics of the building. The developer for CVS presented various options for the window treatment such as posters of “happy shoppers”, panoramic and monument scenes or a glass film. After further discussion on this matter Commissioner Cohn made a motion seconded by Commissioner Marshall to accept the proposed treatment with either a panoramic or rural scene to reflect Long Grove and to be in a sepia or monochromatic tone subject to further AB review. On a voice vote; all aye***

# Window Graphics

4-6-10

**CVS**  
**pharmacy**

CS 46811  
SEC Rte. 83 & Aptakisic  
Long Grove, IL

Prepared for CVS By:



1225 Bowes Road, Elgin, IL 60123-5542  
Phone: 847.214.9595 ~ Fax: 847.214.9596  
[www.surelightsign.com](http://www.surelightsign.com)



**HISTORIC  
BLACK & WHITE  
WITH RED**

Closely cropped, black and white, architectural detail images are printed on an opaque backing board against fixtures set back from windows. A second translucent layer of red teardrop icons hangs between the backing board and the window glass. An opaque red logo decal is applied to the inside of the window glass or to a third transparent hanging panel where sill depth permits.

For windows without depth, images and type will be "fattened" into a single vinyl cling.



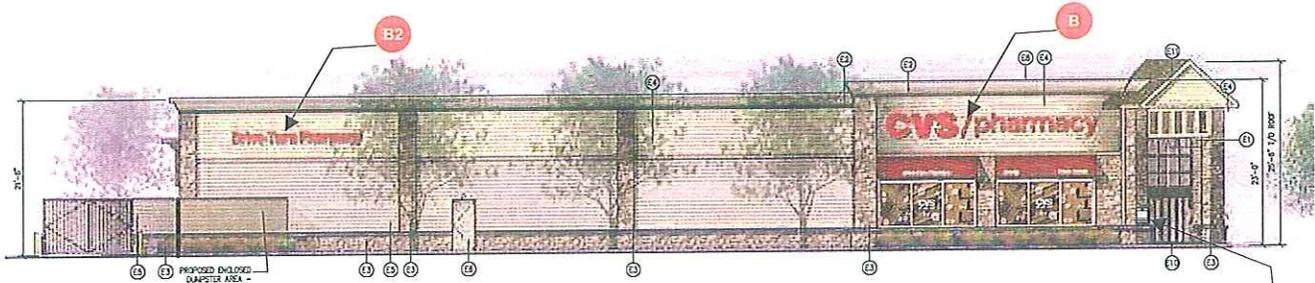
1225 Bowes Road, Elgin, IL 60123-5542  
Phone: 847.214.9595 — Fax: 847.214.9596  
www.surelightsign.com

**CS 46811**  
**SEC Rte. 83 & Aptakisic**  
**Long Grove, IL**

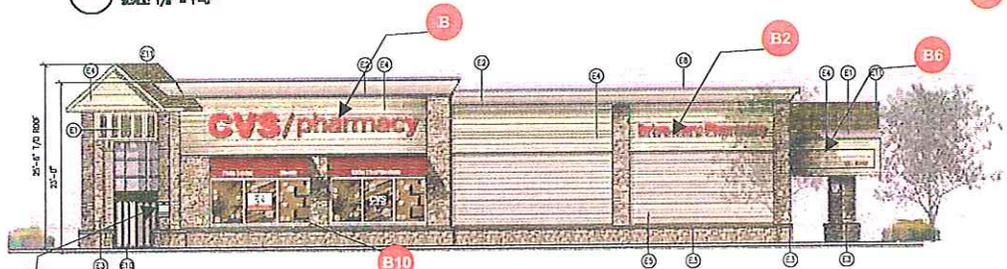
Date: 4-6-10

Revisions:

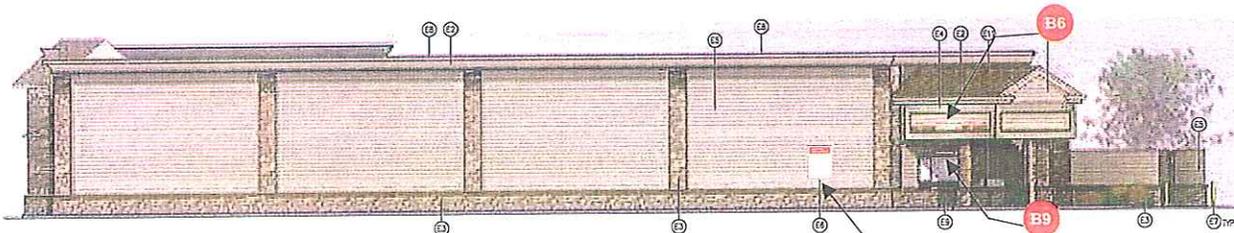

**\*Final CVS/pharmacy sign off required for Window Graphics\***



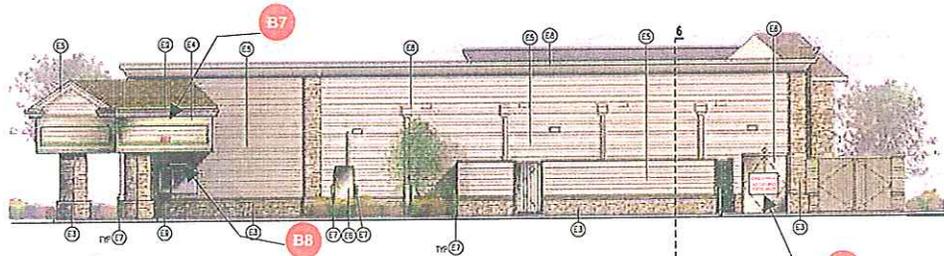
**1 ROUTE 83 -- WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 ROBERT PARKER COFFIN -- SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



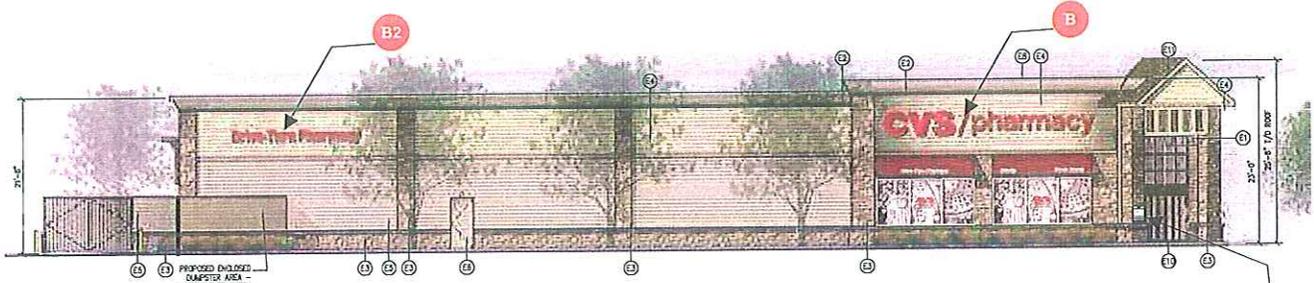
1225 Bows Road, Elgin, IL 60123-5542  
Phone: 847.214.9595 ~ Fax: 847.214.9596  
www.surelightsign.com

**CS 46811**  
**SEC Rte. 83 & Aptakisic**  
**Long Grove, IL**

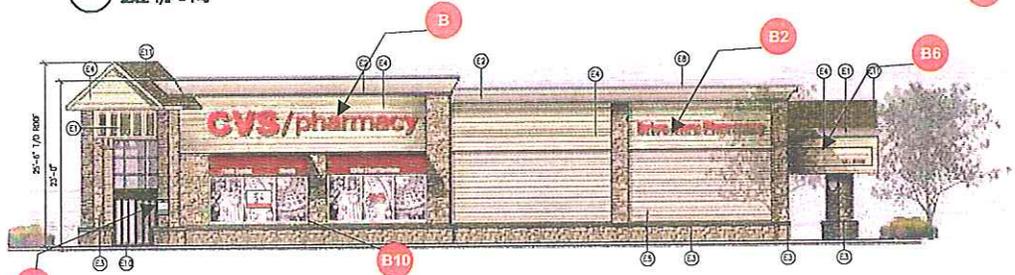
Date: 4-6-10

Revisions:

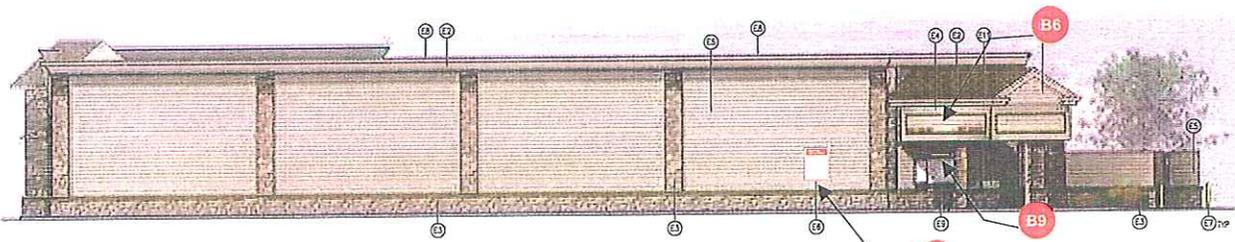

**\*Final CVS/pharmacy sign off required for Window Graphics\***



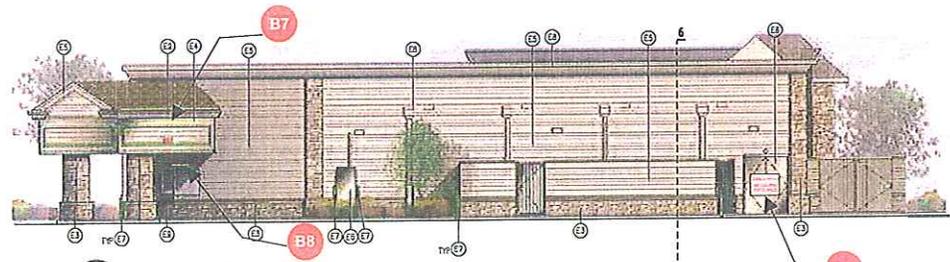
**1 ROUTE 83 - WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 ROBERT PARKER GOFFIN - SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



1225 Bowes Road, Elgin, IL 60123-5542  
Phone: 847.214.9595 - Fax: 847.214.9596  
www.surelightsign.com

**CS 46811**  
**SEC Rte. 83 & Aptakistic**  
**Long Grove, IL**

Date: 4-6-10  
Revisions:


**Item #1:**

**Report Of The May 17, 2010 Architectural Review Commission  
B. Bella Donna Boutique Signage**



**ITEM #3: For the ARCHITECTURAL COMMISSION on MONDAY, May 17, 2010 @ 7:00 P.M.**

**REQUEST:** Consideration of a request for signage for “Bella Donna Boutique”, 420 Robert Parker Coffin Road within the B-1 Historic District, submitted by Danita Wozniak.

**HISTORY/STAFF REVIEW:**

The property in question is located on the north side of Robert Parker Coffin Road west of the intersection of Old McHenry Road. The space was formerly occupied by “Crock & Block”.

Based upon the items submitted the petitioner is requesting one (1) wall sign measuring 84” x 16.” (9.3 square feet) placed on the front of the structure. The sign face will be larger however sum total of the requested signage (per village code) is 9.3 square feet. Materials out of which the signs will be constructed include Vinyl cut letters mounted on plywood frame attached to the building. The signage would be brown (cocoa) & and white with regard to the color scheme. Signage appears to be non-illuminated.

Square footage of the commercial space for which the signage is being requested is approximately 680 square feet. For retail spaces containing 501 to 1000 sq. ft. of floor area 12 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 (9.3 square feet), the request is within the maximum square footage limitation for the floor area at this location.

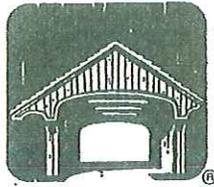
Per the village sign regulations one wall sign is permissible at this location as follows;

*(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:

FOR OFFICE USE ONLY:	
ARB Received:	
ARB Reviewed:	
ARB Approved:	
Village Bd. Approved:	



VILLAGE OF  
LONG GROVE

FOR OFFICE USE ONLY:		
Date Received:		
Permit No.:		
Date Issued:		
Township:		
Sec:	T:	R:
PIN No.:		
Zoning:		

**SIGN PERMIT  
ARCHITECTURAL BOARD APPLICATION**

BUSINESS NAME:	BELLA DONNA BOUTIQUE	BUS. PHONE #:	847-821-0735
BUSINESS ADDRESS:	420 R.P. COFFIN RD, LONG GROVE, IL 60047		
BUSINESS OWNER'S NAME:	DANUTA WOZNIAK	ALTERNATE PH. #:	847-630-7571

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	
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The Architectural Board meets every third (3<sup>rd</sup>) Monday of the month at 7:00pm in the Village Hall. The applicant (or representative) must be present. Please prepare and submit six (6) sets of all of the following information two weeks prior to the meeting:

- THIS FULLY COMPLETED APPLICATION SIGNED BY BOTH THE PETITIONER AND THE PROPERTY OWNER
- REGARDING THE POSITION OR LOCATION OF PROPOSED SIGN ON THE BUILDING OR PROPERTY:
  - PROVIDE SITE PLAN
  - PROVIDE PHOTOGRAPH OF THE LOCATION ON THE PROPERTY OR BUILDING WHERE THE SIGN WOULD BE INSTALLED
  - SQUARE FOOTAGE OF COMMERCIAL SPACE FOR WHICH SIGN IS BEING INSTALLED:  

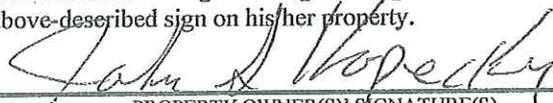
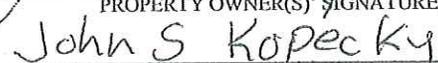
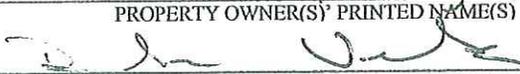
650 sq. ft.
- PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
  - DIMENSIONS
  - SAMPLE OF COLORS ON SIGN
  - LETTER STYLE TO BE USED
  - SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN

Should the sign be completed prior to the architectural board's approval (this is not encouraged), the sign itself, or a photograph of the sign, shall be presented at the Architectural Board meeting.

SIGN CONTRACTOR:

NAME:	PHONE #:
ADDRESS:	

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)  
  
 \_\_\_\_\_  
 BUSINESS OWNER(S)' SIGNATURE(S)

(See the reverse side for maximum sign dimensions and fee schedule.)

**SIGN PERMIT  
ARCHITECTURAL BOARD APPLICATION**

**MAXIMUM SIGN SIZES AND FEES**

The following dimension regulations and fee information are provided as a guideline and are excerpted from the Village Code, 5-19, "Sign Regulations." It is recommended that applicants read the entire section, available online at [www.longgrove.net](http://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.	10	10	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 <sup>1</sup>	125 <sup>2</sup>

<sup>1</sup> 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.

<sup>2</sup> 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 (1) sign per entrance to subdivision; no single sign may 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 Board.  
FEE: \$200.00 per sign

*FOR OFFICE USE ONLY*

TYPE OF SIGN(S)	FEE(S)

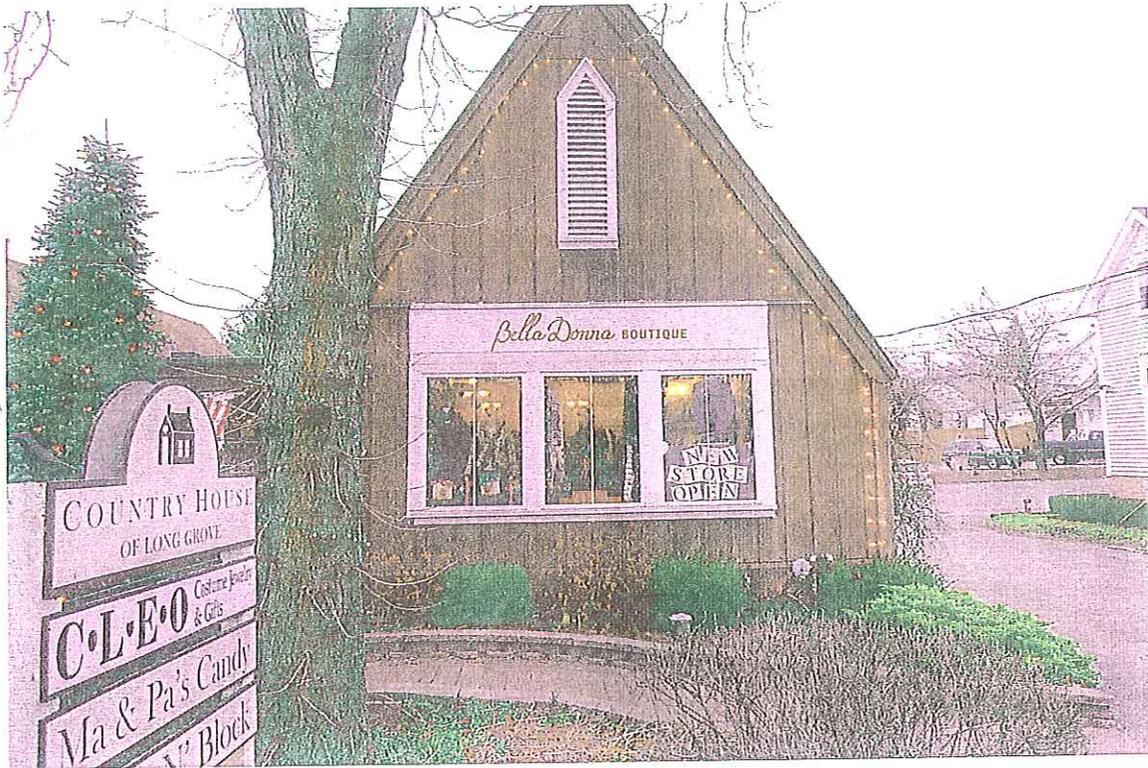
Amount Paid: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Permit #: \_\_\_\_\_

Village Official: \_\_\_\_\_

Date of Issuance: \_\_\_\_\_



After

Before



*Bella Donna* BOUTIQUE

10/20/2011

cut vinyl letters, dark cocoa

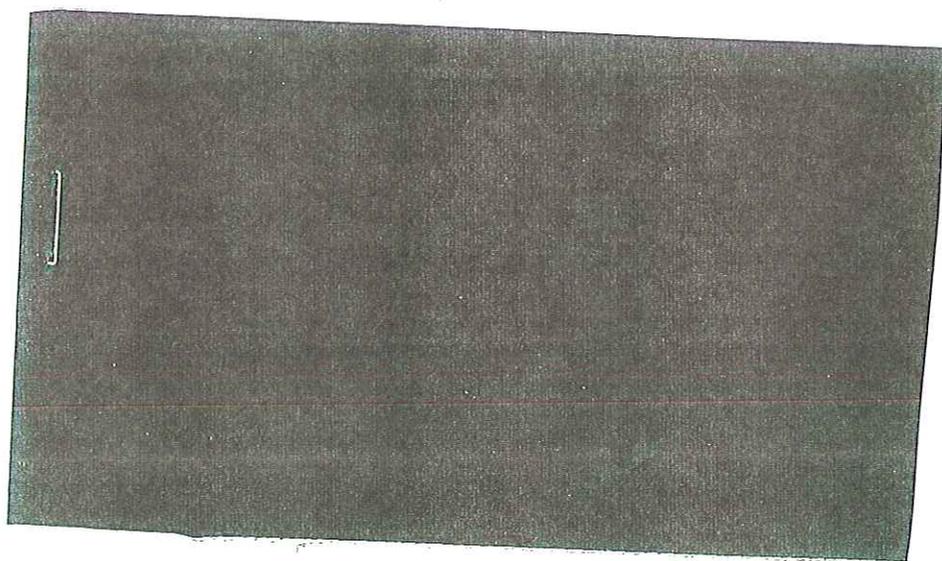
*Bella Donna* BOUTIQUE

1/4 inch plywood, painted white

BELLA DONNA BOUTIQUE

LETTER STYLE TO BE USED:

VINYL CUT LETTERS IN DARK COCOA  
ON ¼ INCH PLYWOOD (PAINTED WHITE)  
SCREWED TO THE WINDOW FRAME.



**Item #1:**

**Report Of The May 17, 2010 Architectural Review Commission  
C. Full Gospel Church Of Love Signage**



**ITEM # 4: FOR THE ARCHITECTURAL BOARD ON MONDAY, MAY 17 @ 7:00 P.M.**

**REQUEST:** Consideration of a request for signage for "Full Gospel Church of Love" at 1598 Arlington Heights Road and within the "R-2" District submitted by Cosmos Sign & Design.

**PROPERTY LOCATION:**

The property in question is located on the west side of Arlington Heights Road north of Brittany Lane. The property is adjacent to and northeast of the La Savanne PUD\Subdivison.

**HISTORY/STAFF REVIEW:**

The "Rock Of Israel" was granted a Special Use Permit in 1990. The "Vineyard Congregation" successfully petitioned for a special use permit (SUP) approved on May 22, 1990. It appears the property was used as religious facility prior to that date and the SUP was granted after the fact. No modifications to the SUP appear to have been requested or granted. Signage is not specifically mentioned in the approval ordinance however, plans for any structures were to be reviewed by the AC as a condition of approval. Staff is considering this an addition to an existing structure and therefore permissible with AC review.

The existing sign contains 35.5 square feet of sign area. The addition of the proposed sign panel would bring this total to 48 square feet.

As submitted the petitioner proposes to replace an existing 4" x 11" (3.6) square foot sign with a 2' x 8' foot double faced sign panel. Illumination would external from the existing lights on the property. The sign panel would be aluminum and black & white in color.

The new sign panel would be placed on the bottom of the existing ground\monument sign located on the property. This existing sign is setback from and out of the Arlington Heights Road right-of-way per the aerial photo from the Lake County GIS (attached).

**ARCHITECTURAL BOARD DECISION:**

The zoning code is silent on signage for these type uses. The request appears minimal and serves to identify the use of the property. Signage would be attached to the existing ground sign which would not be expanded save the addition of the sign panel.

The Board should review the request for reasonableness and aesthetics at this location.



SIGNATURE _____		LANDLORD _____	TENANT _____	DATE <u>4-17-10</u>	1598 N. Arlington Hts
Client: Full Gospel Church of Love		Drawing #:	Aluminum panel sign (non-illuminated)		FACE
Approved:	Sales:	Date: 04-08-10	Physical Information		RETURN
Scale:	Drawn by: Dina Park	Rev Date:	LIGHT		TRIM

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.**

COSMOS PLASTICS CO. SIGN & DESIGN  
 (T) 847-455-7990 (F) 847-455-7992 3630 N. Wolf DR. Franklin Park, IL 60131

# Lake County Tax Parcel Map



**Lake County**  
Geographic Information System

Lake County Department of  
Information Technology  
18 N County St  
Waukegan IL 60085

Map Printed on 5/12/2010



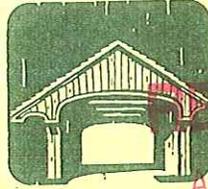
- Major Roads
- Railroads
- Major Water
- Parcels
- 2008 Aerial Photography

**Disclaimer:**

This map is for general information purposes only. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

**FOR OFFICE USE ONLY:**

AC Received:	
AC Reviewed:	
AC Approved:	
Village Bd. Approved:	



VILLAGE OF  
LONG GROVE

**SIGN PERMIT**

**ARCHITECTURAL COMMISSION APPLICATION**

**FOR OFFICE USE ONLY:**

Date Received:	
Permit No.:	
Date Issued:	
Township:	
Sec:	T: R:
PIN No.:	
Zoning:	

RECEIVED  
APR 29 2010

VILLAGE OF LONG GROVE

BUSINESS NAME: <i>Full Gospel Church of Love</i>	BUS. PHONE #: <i>847-918-1700</i>
BUSINESS ADDRESS: <i>1598 N. Arlington Hts</i>	
BUSINESS OWNER'S NAME: <i>Sungja Song</i>	ALTERNATE PH. #: <i>847-476-5683</i>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<i>Aluminum Panel sign (Non-Illuminated)</i>
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The Architectural Commission regularly meets every third (3<sup>rd</sup>) 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 six (6) sets of all of the following information ten (10) days prior to the meeting:

- THIS FULLY COMPLETED APPLICATION SIGNED BY BOTH THE PETITIONER AND THE PROPERTY OWNER
- REGARDING THE POSITION OR LOCATION OF PROPOSED SIGN ON THE BUILDING OR PROPERTY:
  - PROVIDE SITE PLAN
  - PROVIDE PHOTOGRAPH OF THE LOCATION ON THE PROPERTY OR BUILDING WHERE THE SIGN WOULD BE INSTALLED
  - SQUARE FOOTAGE OF COMMERCIAL SPACE FOR WHICH SIGN IS BEING INSTALLED:  

*16* sq. ft.
- PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
  - DIMENSIONS
  - SAMPLE OF COLORS ON SIGN
  - LETTER STYLE TO BE USED
  - SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN

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: <i>Cosmos Sign &amp; Design</i>	PHONE #: <i>847-455-7990</i>
ADDRESS: <i>3630 N. Wolf Rd Franklin Park, IL 60131</i>	

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)

*THEODORE K. SCHUBERT III*  
 \_\_\_\_\_  
 PROPERTY OWNER(S)' PRINTED NAME(S)

*Rev. Sungja Song*  
 \_\_\_\_\_  
 BUSINESS OWNER(S)' SIGNATURE(S)

(See the reverse side for maximum sign dimensions and fee schedule.)

**Item #1:**

**Report Of The May 17, 2010 Architectural Review Commission  
D. Landscaping, Lighting, Elevations & Signage Arbor Grove**



**ITEM #5:** For the ARCHITECTURAL COMMISSION on MONDAY, May 17 @ 7:00 P.M.

**REQUEST:** Consideration of the preliminary site plans for landscaping, lighting, signage and elevation specifications as part of an application for the Arbor Grove Planned Unit Development/Subdivision submitted by Allen Krackower Associates on behalf of Michael Burgmeier for property located at 2727 RFD and commonly known as the Geimer Greenhouse.

### **HISTORY/STAFF REVIEW:**

#### **History:**

The property is located on Illinois Route 53 north of and adjacent to the Menards Development. The property was annexed into the Village in 1998 via Ordinance 98-O-17. The property consists of approximately 14.2 acres of land area (in 2 separate parcels) and is presently zoned R-2 PUD (Ord. 98-O-18) and is the site of the Geimer Greenhouse. The property is presently occupied by the Geimer Greenhouse facility.

#### **Proposed Project:**

As proposed on the site plan & plat the property would be divided into seven (7) lots. A total of 100,000 square feet of gross leasable area is proposed. 3 outlots are proposed largely for stormwater management purposes. Individual lots would range from 2.7 acres in size to 0.35 acres in size (site plan attached).

Lots 1 through 5 are proposed to contain one story structures. Lot 6 is anticipated to contain a two story structure (possibly a hotel/motel) and Lot 7 will be a one story structure providing a complementary use (possibly a restaurant) to Lot 6.

No specific tenants or anchors have yet been identified as a part of this proposal and the exact detail of uses is unknown at this time.

Portions of the proposal (e.g. preliminary landscaping, elevations, lighting, and signage plans) require Architectural Commission (AC) review. These items along with applicable standards for review are included for consideration by the AC.

#### **Lighting**

A lighting plan has been submitted (attached – photometrics included). Per the Village Code this proposal would be considered as “Class 2” lighting. All commercial building lighting and parking lot lighting in this class requires AC approval.

Metal Halide lamps (@ 150 watts max.) are proposed for lighting fixtures. A Halide light source may be permitted with AC review and approval however, light sources over 200 watts are not permitted.

Decorative fixtures are proposed for the external lighting. Fixtures proposed are identical to those used in the Archer Parking lot renovation.

temporary use)				
Incandescent (malibu type)	NP	<i>NP</i>	P	--
Other	AB	<i>AB</i>	AB	AB

TEST 3

Fixture Styles Permitted	Class 1	<i>Class 2</i>	Class 3	Class 4
Fixtures depicting 19th century styles	P	<i>P</i>	P	P
Other	NP	<i>AB</i>	P	P

TEST 4

Fixture Height	Class 1	<i>Class 2</i>	Class 3	Class 4
Fixture 15 feet or less	P	<i>P</i>	P	P
Fixture higher than 15 feet	AB	<i>AB</i>	NP	P

TEST 5

Brightness	Class 1	<i>Class 2</i>	Class 3	Class 4
Source watts over 200	NP	<i>NP</i>	NP	AB
Source watts under 200	P	<i>P</i>	P	P

TEST 6

Illumination Of Adjacent Lot	Class 1	<i>Class 2</i>	Class 3	Class 4
External lights which glare into traffic and/or adjacent neighboring properties	NP	<i>NP</i>	NP	--
Reflected light from a dwelling, commercial structure, or sign which is greater than 2 foot-lamberts when measured at the structure. Also applies to structure inadvertently lighted	NP	<i>NP</i>	NP	--
Direct light greater than 2 foot-lamberts from any source reflected off a white surface which is 12 feet from source	NP	<i>NP</i>	NP	

- (D) Lighting Permits. A permit shall be required for the construction, installation, modification, erection, or operation of any exterior illumination system except in Class 3 areas, in accordance with section 5-11-21 of this code.
- (E) Existing Illumination Systems. All existing illumination systems which do not conform to the requirements of this chapter shall be brought into conformity with all of the criteria and standards set forth in this chapter no later than two (2) years subsequent to adoption of this chapter.

Generally the following also applies to signage within the Village;

Standards for Sign Permits. No sign permit shall be granted pursuant to this section unless the owner shall establish that:

1. Visual Compatibility. The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction. The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity. The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site. The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment neighboring properties, or unduly increase the number of signs in the area.

The AC should keep these standards in mind when reviewing the preliminary sign submittal package.

### Elevations

As the specific tenants and/ or anchors have not yet been identified as a part of this proposal the exact detail of building elevation is unknown at this time. Petitioner has included photographs representing concepts of what the structures proposed for the property will look like.

In general, masonry & stone building facades and in some instances siding is contemplated as well as fabric awning over windows. Asphalt\Fiberglass shingles are also proposed. EFIS panels along the top of cornices are anticipated. Wall signage is proposed to be handled as was done with the Long Grove Commons & Sunset Grove Developments. General sign placement and square footage will be identified, but final review and approval of signage will be done on a case by case basis by the Architectural Commission once tenants have been identified.

Site furnishings, consistent with those found in Downtown Long Grove, specifically the Archer Parking Lot are also anticipated in the development.

It is important to note that the quality and character of the Menards Development to the south has "set the bar" for future commercial development within the Rt. 53/ Lake- Cook Corridor Sub-area. The look of the structures should be complimentary to the Menards Development and be of the same high standards in terms of materials as the Menards proposal.

Additionally, the newly adopted zoning code offers standards for Architectural Review. Portions of the code are included to offer guidance to the AB in reviewing this proposal.

### Similarity or Dissimilarity.

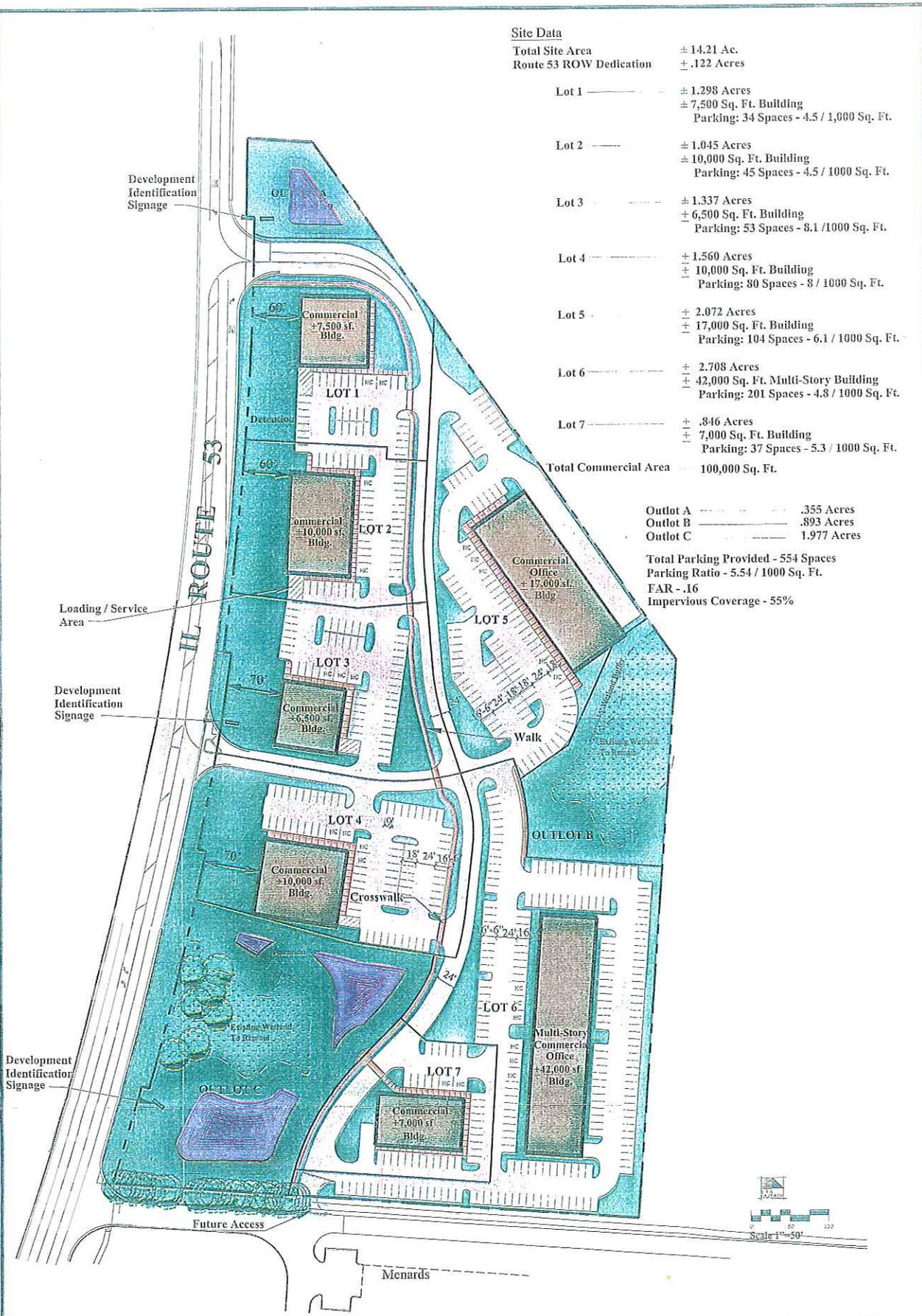
- (a) Excessively similarity or dissimilarity with nearby buildings should be avoided. The building shall comply with the antimonotony provisions of subsection 5-3-11(B) (attached) of this code.
- (b) Buildings should not be dwarfed or obstructed from view by nearby buildings.

**Site Data**

Total Site Area	± 14.21 Ac.
Route 53 ROW Dedication	± .122 Acres
Lot 1	± 1.298 Acres ± 7,500 Sq. Ft. Building Parking: 34 Spaces - 4.5 / 1,000 Sq. Ft.
Lot 2	± 1.045 Acres ± 10,000 Sq. Ft. Building Parking: 45 Spaces - 4.5 / 1000 Sq. Ft.
Lot 3	± 1.337 Acres ± 6,500 Sq. Ft. Building Parking: 53 Spaces - 8.1 / 1000 Sq. Ft.
Lot 4	± 1.560 Acres ± 10,000 Sq. Ft. Building Parking: 80 Spaces - 8 / 1000 Sq. Ft.
Lot 5	± 2.072 Acres ± 17,000 Sq. Ft. Building Parking: 104 Spaces - 6.1 / 1000 Sq. Ft.
Lot 6	± 2.708 Acres ± 42,000 Sq. Ft. Multi-Story Building Parking: 201 Spaces - 4.8 / 1000 Sq. Ft.
Lot 7	± .846 Acres ± 7,000 Sq. Ft. Building Parking: 37 Spaces - 3.3 / 1000 Sq. Ft.
<b>Total Commercial Area</b>	<b>100,000 Sq. Ft.</b>

Outlot A	.355 Acres
Outlot B	.893 Acres
Outlot C	1.977 Acres

Total Parking Provided - 554 Spaces  
 Parking Ratio - 5.54 / 1000 Sq. Ft.  
 FAR - .16  
 Impervious Coverage - 55%



Mike Burgmeier Real Estate  
 800 Industrial Drive  
 Cary, IL 60013

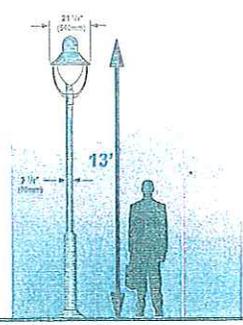
**Preliminary  
 SITE PLAN  
 Arbor Grove  
 VILLAGE OF LONG GROVE, ILLINOIS**

**ALLEN L. KRACOWER  
 & ASSOCIATES, INCORPORATED**  
LAND SURVEYORS • LANDSCAPE ARCHITECTS • REAL ESTATE CONSULTANTS  
 1818 SOUTH STATE STREET, SUITE 100, CHICAGO, ILLINOIS 60605  
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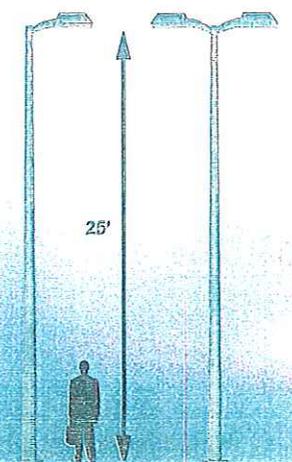
March 8, 2010

Symbol	Lot	Qty	Capacity/Notes	Manufacturer	Model	Fix	Rating	LPF	Notes
A	11	10	PLANT LIGHTS	OUTDOOR LIGHTING PLANT LIGHTS PLANT LIGHTS PLANT LIGHTS PLANT LIGHTS PLANT LIGHTS	ORNL PLS2500 LAMP	100	1000	870	40'
A2	11	10	PLANT LIGHTS	OUTDOOR LIGHTING PLANT LIGHTS PLANT LIGHTS PLANT LIGHTS PLANT LIGHTS PLANT LIGHTS	ORNL PLS2500 LAMP	100	1000	870	40'
D	20	10	PLANT LIGHTS	OUTDOOR LIGHTING PLANT LIGHTS PLANT LIGHTS PLANT LIGHTS PLANT LIGHTS PLANT LIGHTS	ORNL PLS2500 LAMP	100	1000	870	40'
B	8	10	PLANT LIGHTS	OUTDOOR LIGHTING PLANT LIGHTS PLANT LIGHTS PLANT LIGHTS PLANT LIGHTS PLANT LIGHTS	ORNL PLS2500 LAMP	100	1000	870	40'

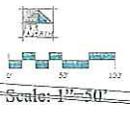
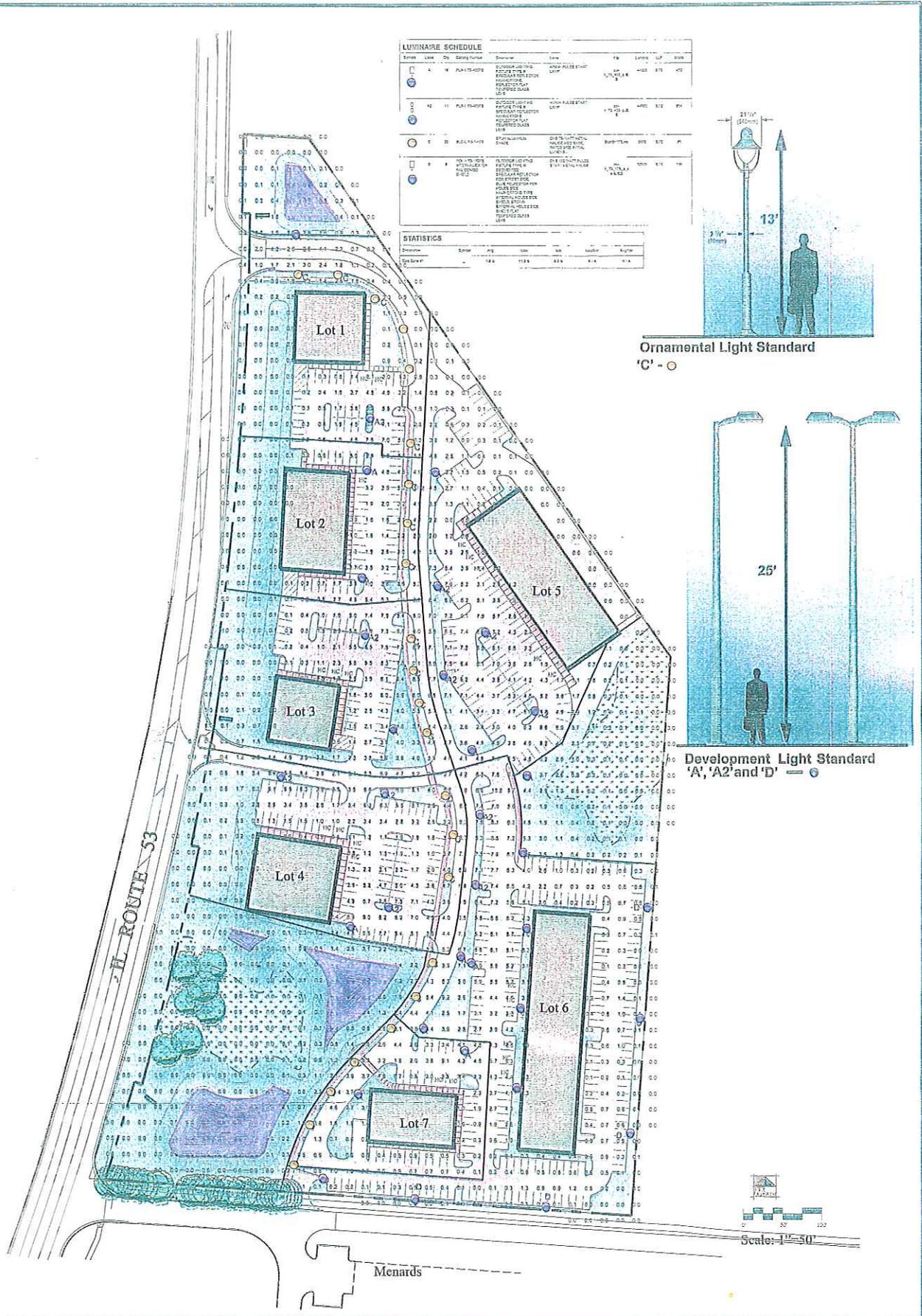
Statistic	Symbol	Qty	Lot	Lot	Lot	Lot	Lot
Plants	A	100	11	11	11	11	11
Plants	A2	100	11	11	11	11	11
Plants	D	100	20	20	20	20	20
Plants	B	100	8	8	8	8	8



Ornamental Light Standard  
'C' - ○



Development Light Standard  
'A', 'A2' and 'D' - ○



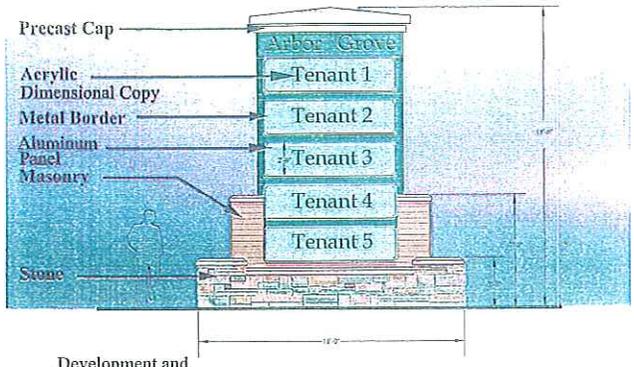
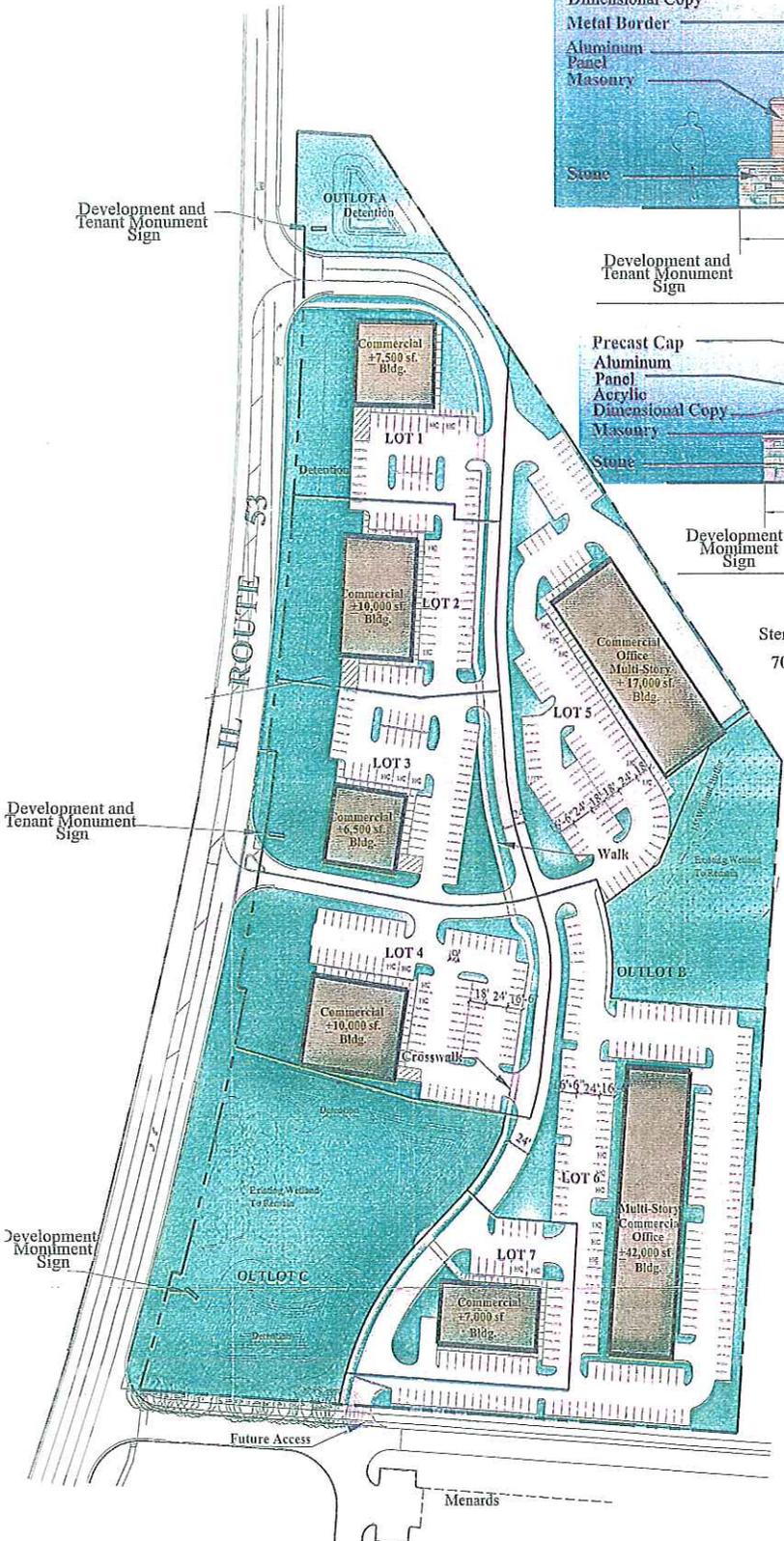
Mike Burgmeier Real Estate  
600 Industrial Drive  
Cary, IL 60013

# Preliminary LIGHTING PLAN Arbor Grove VILLAGE OF LONG GROVE, ILLINOIS

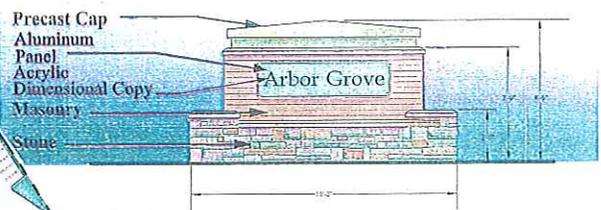
**ALLEN L. KRACOWER**  
& ASSOCIATES, INCORPORATED  
1811 ALDRICH DRIVE, SUITE 200, BUFFALO GROVE, ILLINOIS 60089  
TEL: 847.261.1100 FAX: 847.261.1101  
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March 8, 2010





Development and Tenant Monument Sign



Development Monument Sign



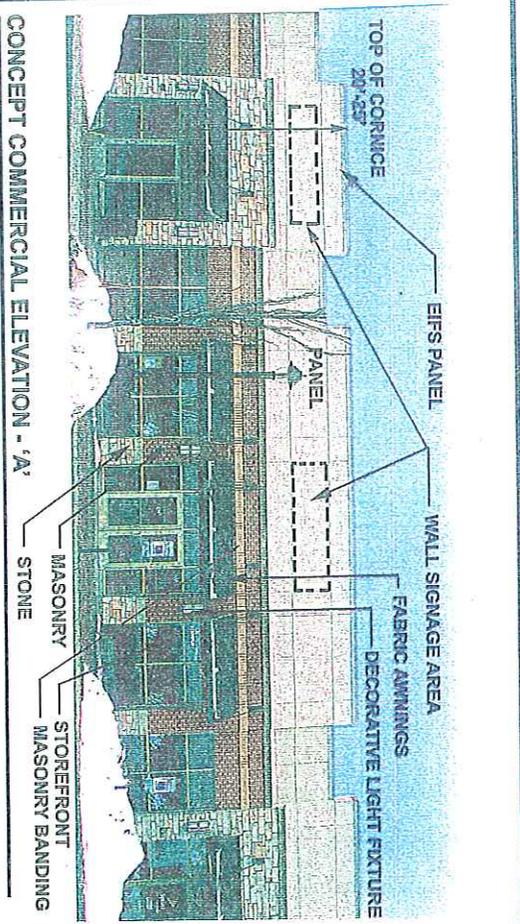
Sternor Capella Precision Floodlight 70 Watt Metal Halide

Monument Sign Light Fixture

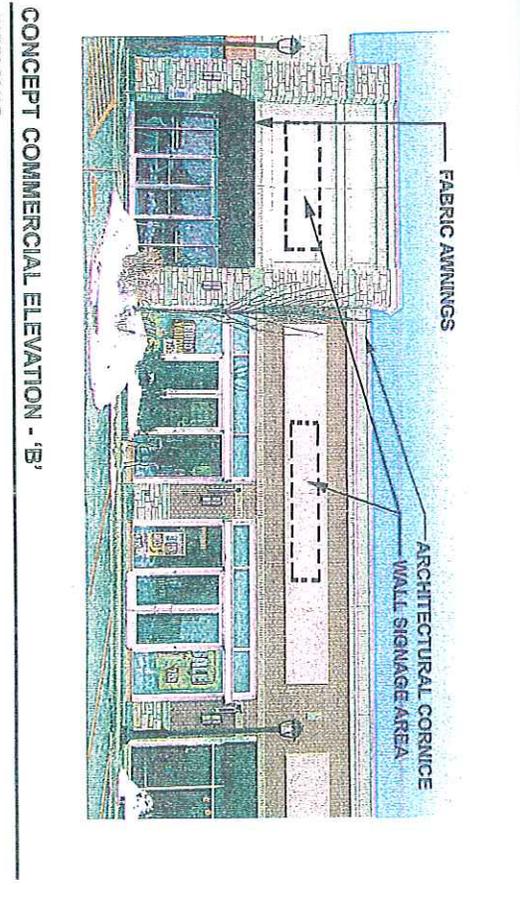
Development and Tenant Monument Sign

Development and Tenant Monument Sign

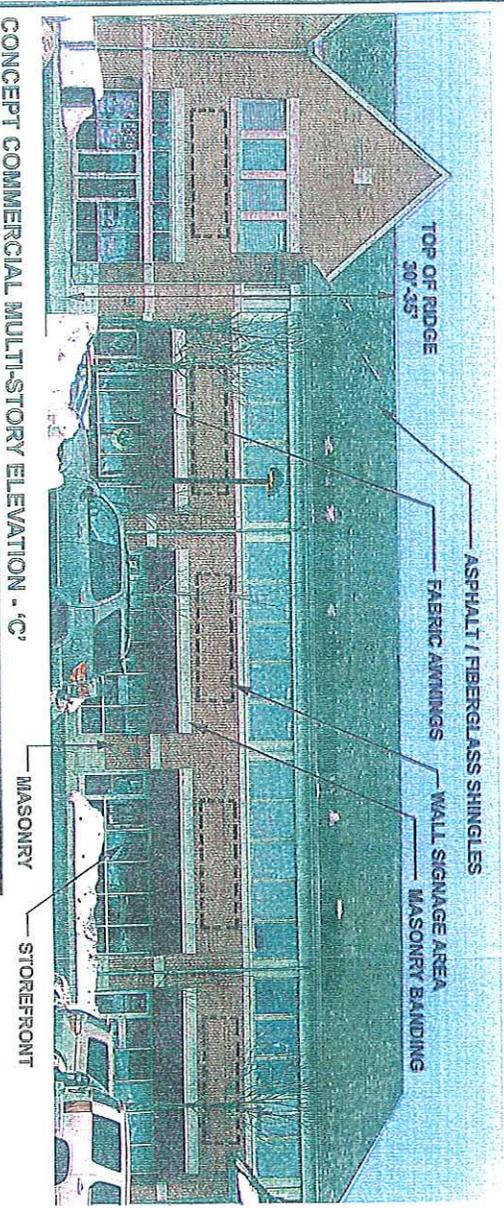
Development Monument Sign



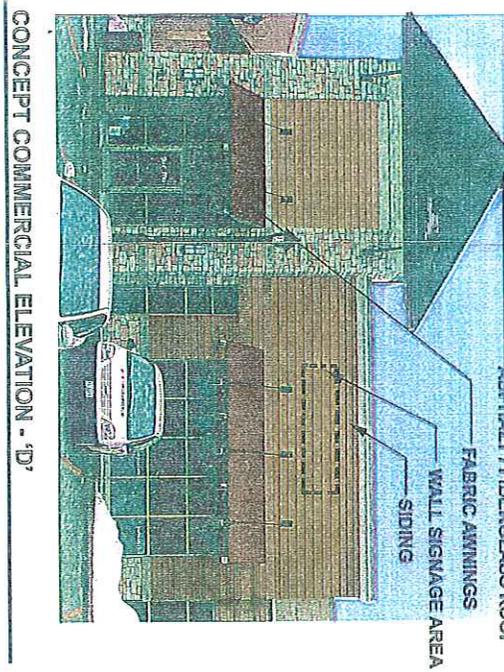
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

Mike Burgmeter Real Estate  
600 Industrial Drive  
Cary, IL 60013

# BUILDING ELEVATION CONCEPTS

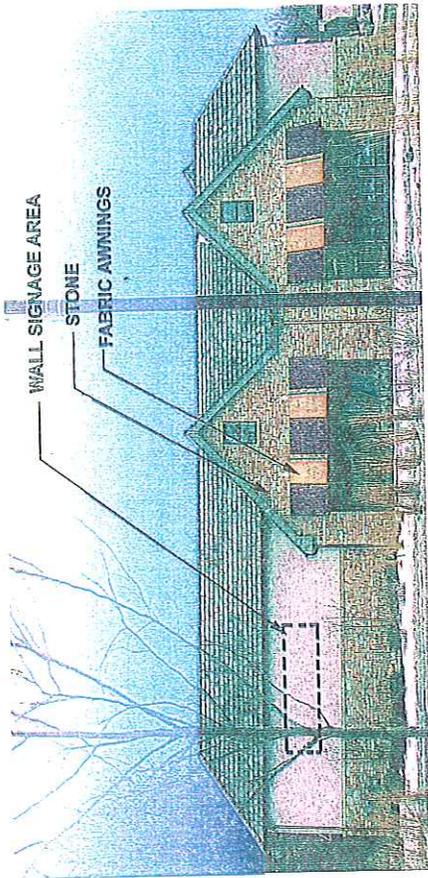
## Arbor Grove

### VILLAGE OF LONG GROVE, ILLINOIS

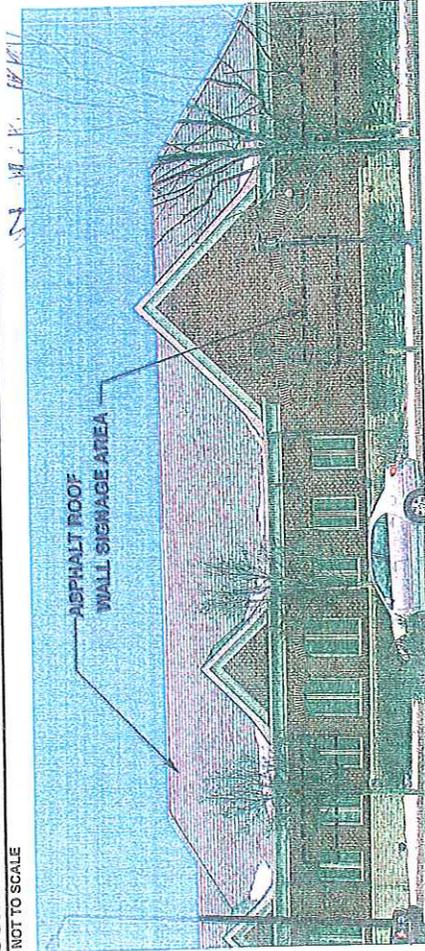
Sheet 1

**A** ALLEN L. KRACOWER  
& ASSOCIATES, INCORPORATED  
1000 N. WASHINGTON ST. • SUITE 200 • CHICAGO, IL 60610  
TEL: 312.329.1100 • FAX: 312.329.1101  
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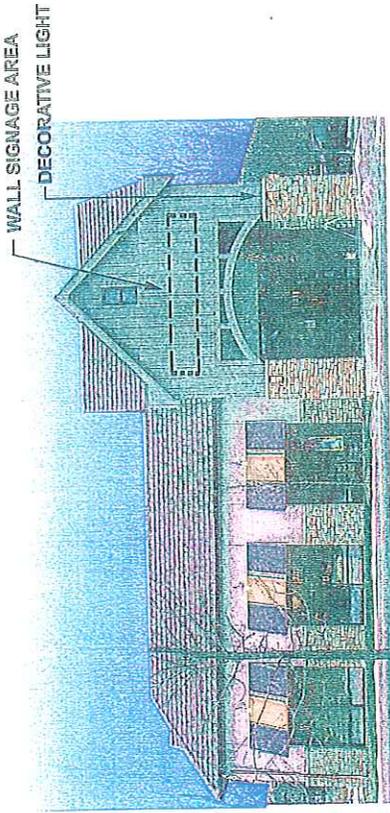
March 8, 2010



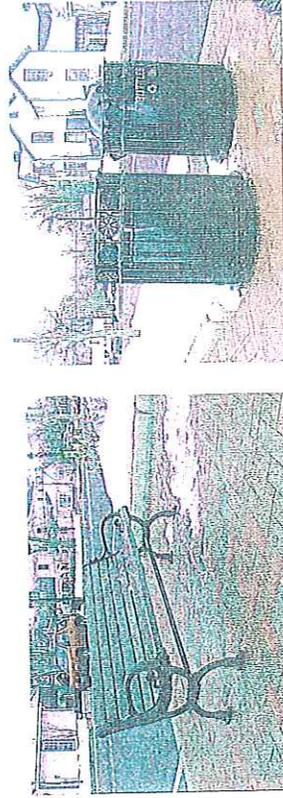
CONCEPT COMMERCIAL ELEVATION - 'E' VIEWED FROM IL RT 53  
NOT TO SCALE



CONCEPT COMMERCIAL ELEVATION - 'G' VIEWED FROM IL RT 53  
NOT TO SCALE



CONCEPT COMMERCIAL ELEVATION - 'F'  
NOT TO SCALE



SITE FURNISHINGS  
NOT TO SCALE

# BUILDING ELEVATION CONCEPTS

## Arbor Grove

VILLAGE OF LONG GROVE, ILLINOIS

Mike Buromeier Real Estate  
600 Industrial Drive  
Cary, IL 60013

Sheet 2

**ALLEN L. KRACOWER**  
& ASSOCIATES, INCORPORATED  
ARCHITECTS  
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March 8, 2010