

**Item #2:**  
**Report Of The June 1, 2010 AC Meeting**  
**A. CVS Pharmacy Window Treatments**



**AGENDA**  
**ARCHITECTURAL COMMISSION**  
**REGULAR MEETING**  
Monday, June 21, 2010 at 7:00 P.M.

**CALL TO ORDER:**

**ACTION ITEMS:**

1. **Approval of the May 17, 2010 Draft 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 colors and final "accessory items" for water system improvement structures (water treatment plant and storage reservoir structure) to service Sunset Grove and Downtown Business District on property located at 4180 Route 83 submitted by ESI Consultants LTD.**

**OTHER BUSINESS:**

**ADJOURNMENT:** Next Scheduled Meeting: July 19, 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 # 2:** For the ARCHITECTURAL COMMISSION on MONDAY, June 21 @ 7:00 P.M.

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

**UPDATE:**

*At the May Meeting the AC offered the following direction to the petitioner with regard to this request;*

- *Use a mix of historic to present day photos of the downtown suggesting the transition from "old" to "new".*
- *Place a different scene in each of the 12 windows.*
- *Provide examples of window treatments in both B&W and sepia (the red, white & black was not acceptable to the AC).*
- *Remove the "teardrop" icons and "CVS Pharmacy" name from the window treatments.*

*Staff forwarded these comments on to the petitioner. Petitioner contacted staff indicating that in their experience historic photo's do not reproduce well as window treatments. While respectful of the direction offered by the AC the petitioner is concerned with having the best possible product for the window treatment and feels this reflects well on the AC, CVS Pharmacy as well as the sign company actually doing the installation.*

*Petitioner will present an alternative, including photos for AC consideration which attempt to follow the direction of the AC while providing a high quality product which will complement the development.*

**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*

Staff has some information regarding the window treatments. This is included with this report. At the Board meeting of August 12<sup>th</sup> 2008 the Village Board suggested that scenes from downtown Long Grove be incorporated into the window treatment.

Staff has submitted a few photos to the petitioner for consideration as window treatments. The AC should be prepared to provide feedback and suggestions on the photos to be considered for the window treatment as well as the color and style of the proposed window treatments.

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.

# Window Graphics

4-6-10

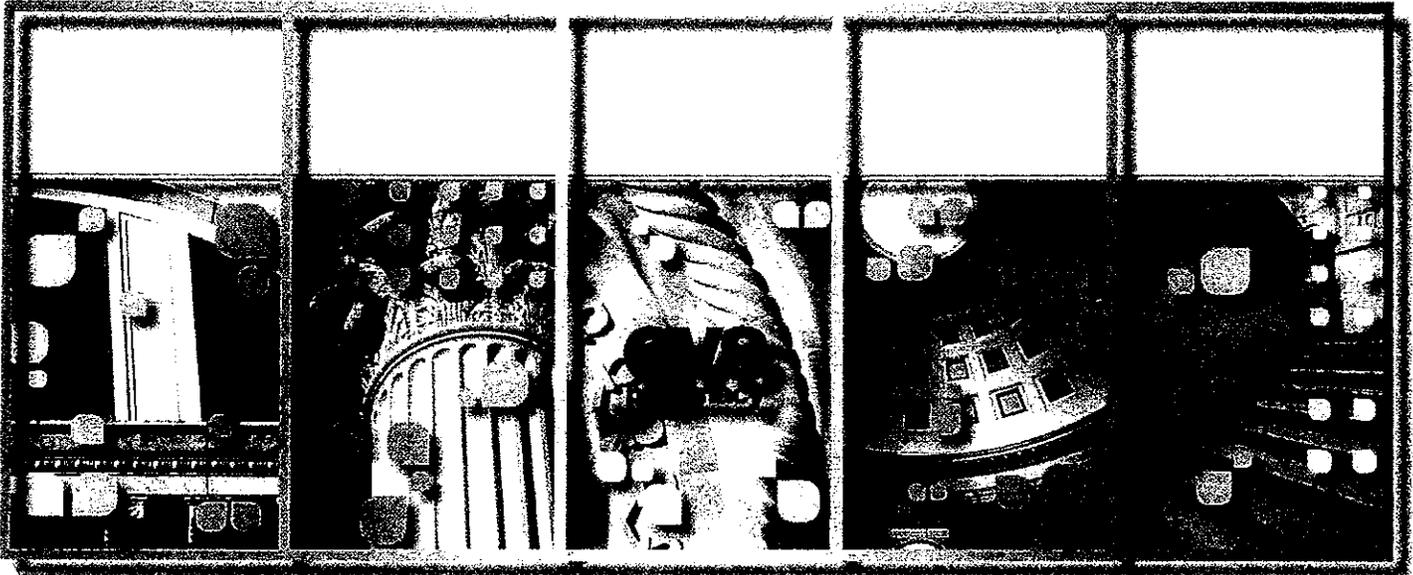
# CVS pharmacy

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

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 white 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:



**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.

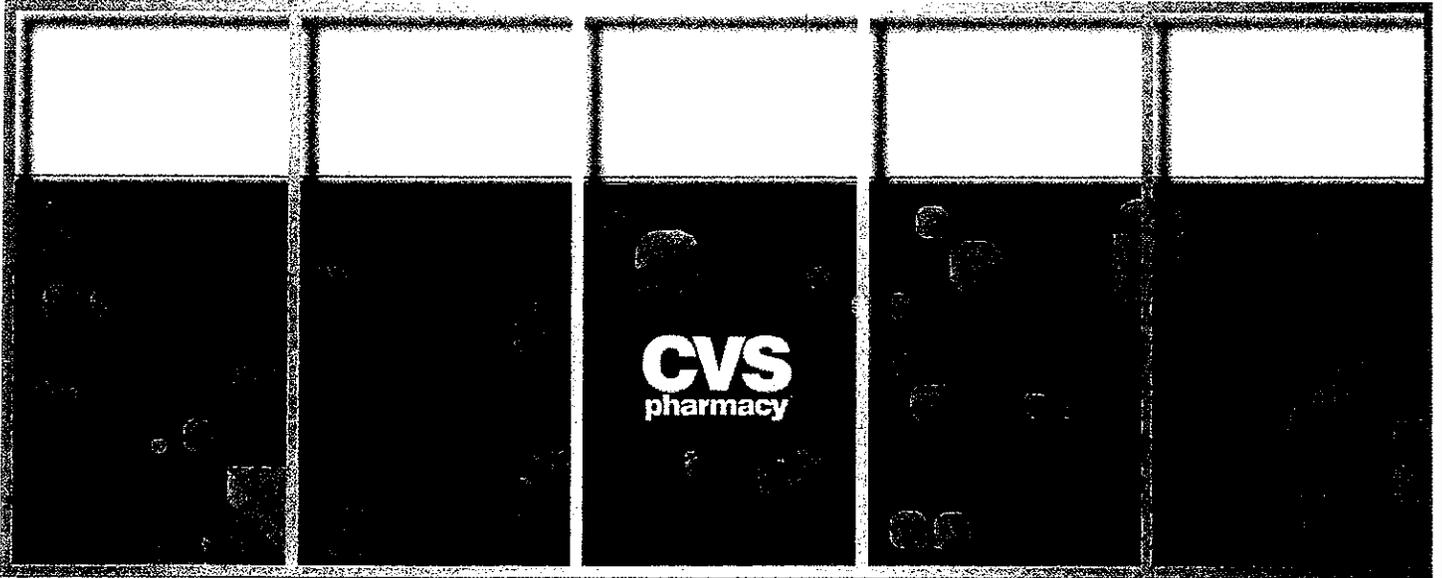


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**CS 46811**  
**SEC Rte. 83 & Aptakisic**  
**Long Grove, IL**

Date: 4-6-10

Revisions:

### HISTORIC SEPIA

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

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



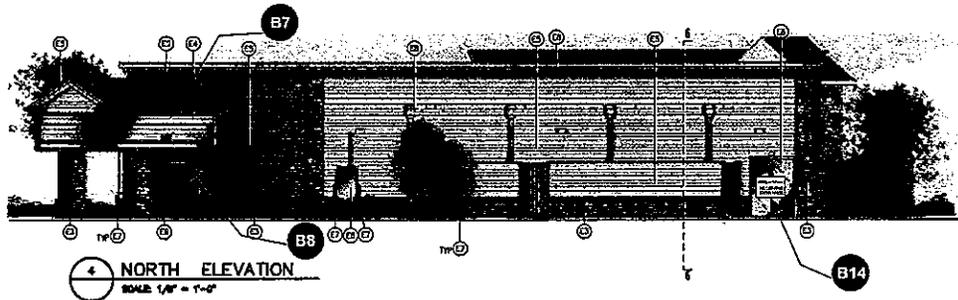
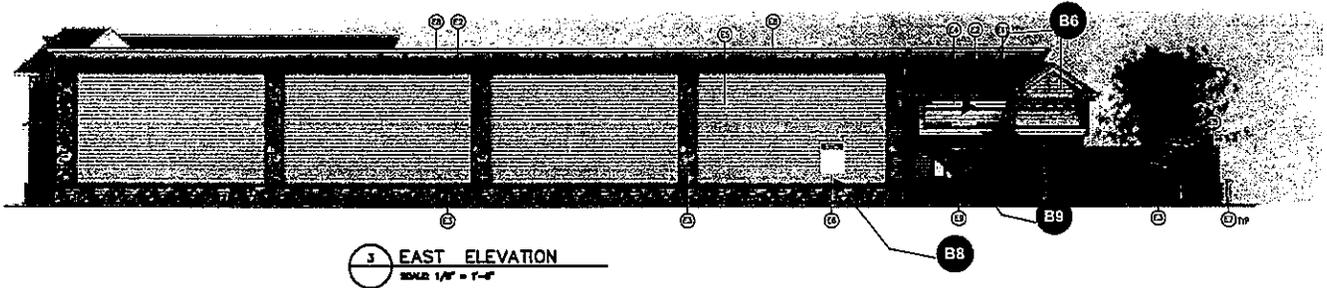
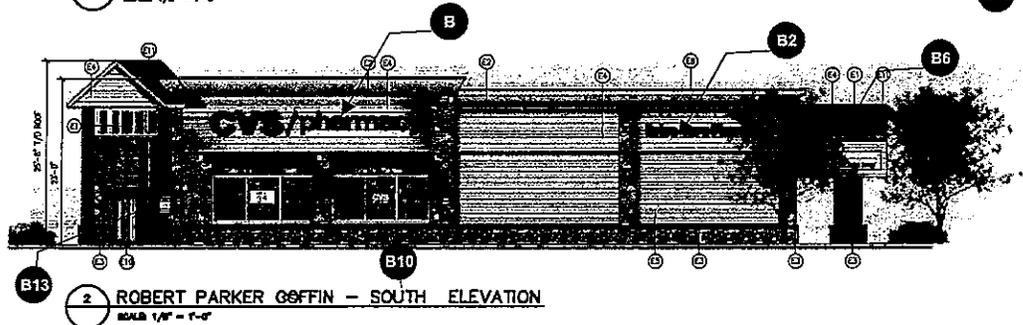
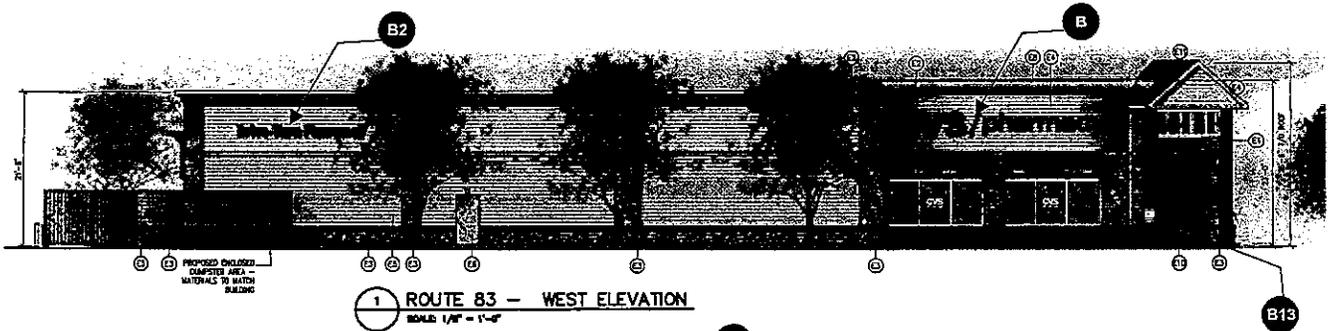
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**CS 46811**  
**SEC Rte. 83 & Aptakisic**  
**Long Grove, IL**

Date: 4-6-10

Revisions:


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



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**Long Grove, IL**

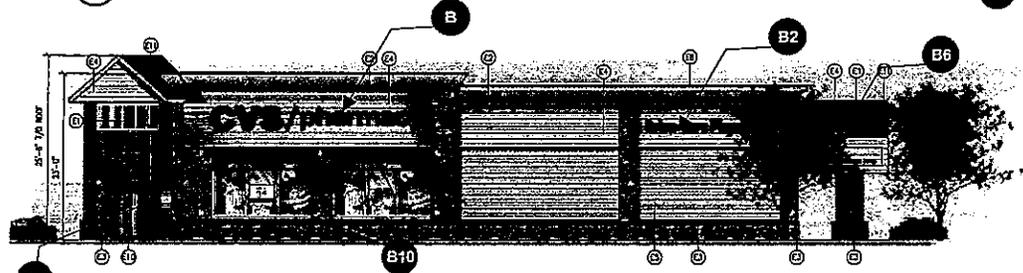
Date: 4-6-10

Revisions:

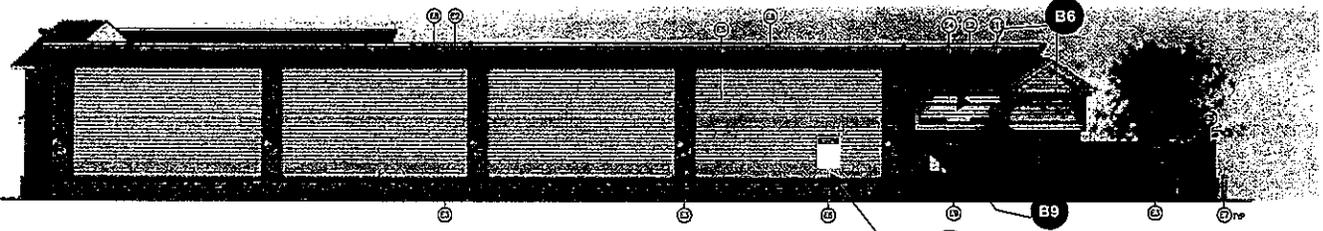

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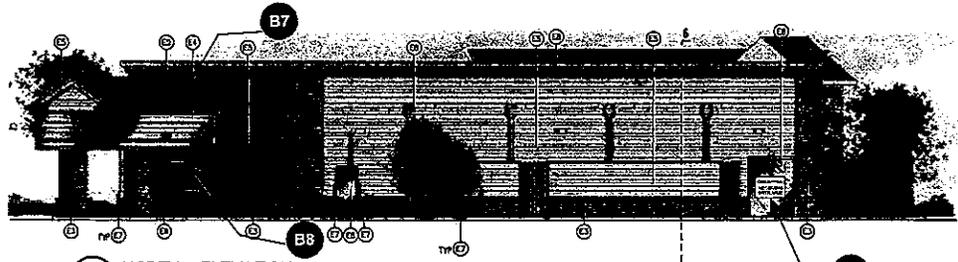
1 ROUTE 83 - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



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"

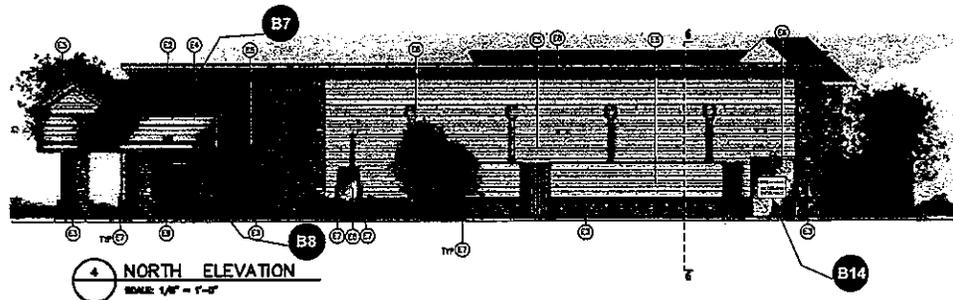
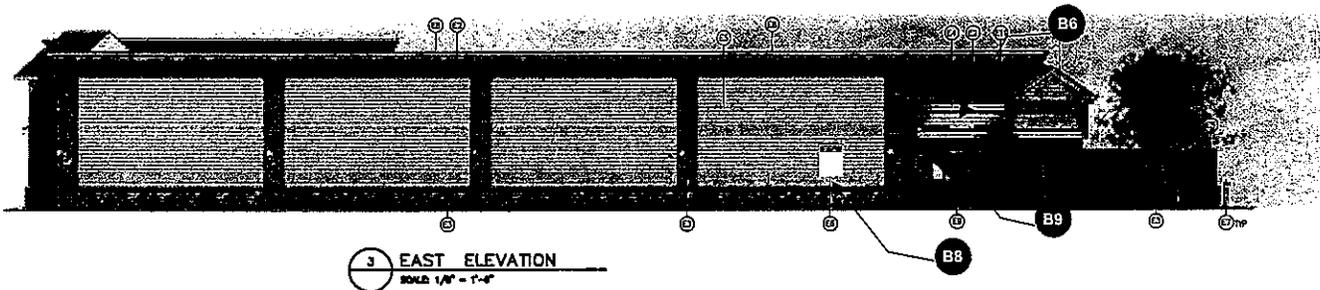
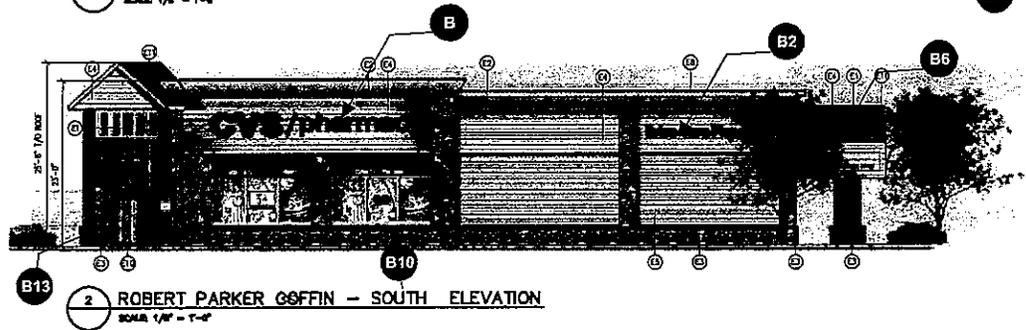
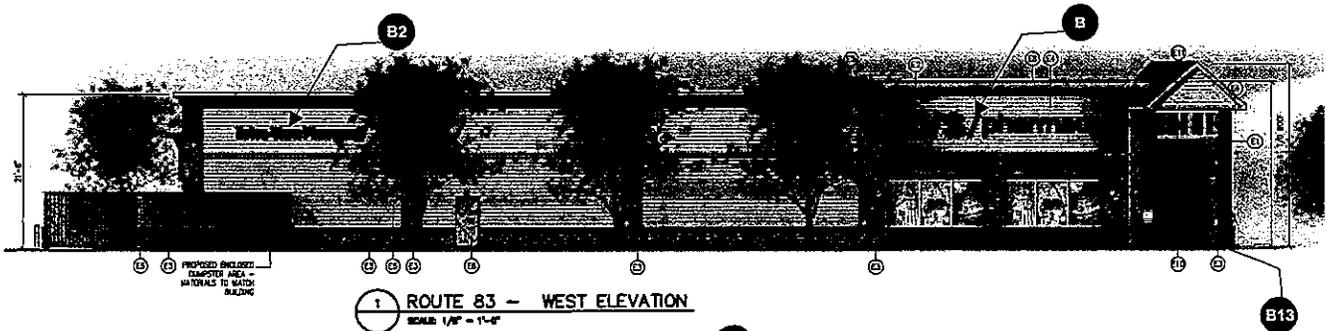


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**Long Grove, IL**

Date: 4-6-10

Revisions:




**Item #2:**  
**Report Of The June 1, 2010 AC Meeting**  
**B. IL 83 Water System Colors & Final Accessory Items**



**ITEM #3:** For the ARCHITECTURAL COMMISSION on MONDAY, June 21, 2010 @ 7:00 P.M.

**REQUEST:** Consideration of final materials, samples and colors on some “accessory” features of the elevations for water system improvements (water treatment plant and storage reservoir structure) to be located at 4180 Route 83 submitted by ESI Consultants.

### **BACKGROUND**

In March of this year the AC reviewed the site plan, landscape plan and building elevations for the proposed Long Grove Water Treatment Plant. All three were approved but conditions were placed on the approval of the elevations. The motion and conditions (excerpts from the 3.15.10 meeting included as well) on that approval are as follows;

*“A third motion was approved to accept the elevations as submitted as Exhibits “R-2, 3, 4, & 5 as prepared ESI Consultants (12.14.09) with modifications as discussed and subject to the following conditions;*

- 1). A mock-up of colors and materials be presented to the AC after bidding and prior to construction of the project;*
- 2). Materials and colors of vent pipes, lighting fixtures and the overhead door be presented to the AC after bidding and prior to construction of the project;*
- 3). Full windows be incorporated into the reservoir structure.*

*Mr. Mark Eddington of ESI Consultants further explained the request and noted the revisions as discussed at the February meeting had been incorporated into the latest revisions to the elevations. He also explained the brick trim look around the windows in the structure. He indicated that the landscape plan had been submitted to the Village Arborist for review and those revisions will be incorporated in to the landscape plan. Finally he noted that due to grading issues on-site more of the bottom “stone course” will be exposed on the reservoir structure.*

*Planner Hogue noted that final materials, samples and colors on some “accessory” features of the structure will be brought back to the AC for final consideration. This final review was built into the bid process for the structure as well so minor adjustments to specific elements of the structure can still be made.*

*After discussion to AC noted that exposed “stone course” added more interest to the structure.*

*A motion was made by Commissioner Connolly, seconded by Commissioner Calas to accept the elevations (2.15.10) as presented with the understanding that final “accessory features” to the*

*structure would be brought back to the AC for final review and approval. On a voice vote; all aye. “*

ESI Consulting has now submitted the details of the “accessory features” for consideration of the AC.

Attached is a letter from Tony Malone, now project manager for this proposal which explains the color samples and mock-up options for this property.

Other materials (such as shingles and “hardieboard”) & colors choices will be presented at meeting time.

**Proposed Project:**

The proposed water treatment plant and storage facility would serve to process and deliver water to the Sunset Grove Development as well as the downtown business district.

**Elevations:**

The Architectural Commission first considered this at the July 20<sup>th</sup> 2009 meeting. The AC again reviewed this request in February & March of 2010 and granted a conditional approval as follows with regard to the elevations:

- 1). A mock-up of colors and materials be presented to the AC after bidding and prior to construction of the project;
- 2). Materials and colors of vent pipes, lighting fixtures a the overhead door be presented to the AC after bidding and prior to construction of the project;
- 3). Full windows be incorporated into the reservoir structure.

**ARCHITECTURAL COMMISSION DECISION:**

There are no standards for this type of structure as the property was zoned via an amended “Consent Decree”. The AC should however feel free to note comments and concerns as it relates to the proposed structure and the surrounding proposed land uses.

Please note that the elevations submitted, while substantially complete, are not the elevations considered at the March 15<sup>th</sup> meeting. As identified above in the excerpt of the March meeting minutes, the exposed stone course and the “rowlock pattern” which was requested by the AC and identified in the 2.15.10 revisions to the elevations are not shown. The mock-ups attached and presented for AC consideration do identify the “rowlock pattern” which was requested to the breakup the look of both the treatment plant structures.



June 11, 2010

Mr. James Hogue  
Village Planner  
Village of Long Grove  
3110 RFD, Old McHenry Road  
Long Grove, Illinois 60047

**RECEIVED**

JUN 11 2010

**VILLAGE OF LONG GROVE**

RE: Water System Improvements for IL 83 SSA  
ESI Project No. 09-325

Dear Mr. Hogue:

Attached for the review of the Architectural Review Commission at the June 21<sup>st</sup> meeting are the following documents:

1. Ten (10) copies of the color samples.
2. Ten (10) copies of two mock ups.
3. Ten (10) copies of the Renderings previously reviewed and accepted by the Commission.

Viorica Pisau, the architect who has been assisting us with the architectural questions during construction, has given us a couple options for colors. Option 1 is color samples that match the colors in the rendering previously seen. Option 2 is color samples that she has provided for your consideration as an alternative.

**Color Samples**

<u>Component</u>	<u>Option 1</u>	<u>Option 2</u>
Hardieplank Trim	Harris Cream	Woodland Cream
Hardieplank Lap Siding	Sail Cloth	Sail Cloth
Brick Pattern	Standish White	Lancaster White
Stone Pattern	Fort Summer Tar	Lenox Tan

It has been discovered that Harris Cream is not available in Illinois. As the Hardieplank is pretreated by James Hardie, a standard paint color must be selected from the James Hardie color chart that has been provided.

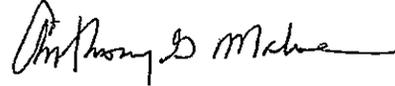
The Contractor has provided some mockups that have two different appearances. One has the brick joints gray (natural) and the other has the joints stained the same color as the brick. Understand that the colors are not the same as those presented on the color samples due to printer settings.

In addition to the color selection, we are requesting clarification if the Commission desires for the rowlock pattern between the brick and the stone patterns to be stained the color of the Hardieplank Trim or the brick pattern.

Mr. James Hogue  
Water System Improvements for IL 83 SSA  
June 11, 2010  
Page 2 of 2

The Contractor is collecting samples of the roofing shingles and other accessory items to bring to the Commission meeting, so the Commission can review all colors and materials at the same time. We look forward to meeting with the Commission on June 21<sup>st</sup>. Please call me if you need additional information for this meeting.

Sincerely,  
ESI Consultants, Ltd.



Anthony G. Malone, P.E.  
Vice President

cc: Dave Lothspeich  
Mike Henderson  
Joe Chiczewski

Enclosures

K:\Projects\Long Grove\Water System for Sunset Groves and Downtown LG\Construction\Correspondence\Village\Hogue 06-09-2010.doc

**ESI**

[www.esiconsultantsltd.com](http://www.esiconsultantsltd.com)

## James Hogue

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**From:** Anthony Malone [Amalone@esiconsultantsltd.com]  
**Sent:** Wednesday, June 16, 2010 1:08 PM  
**To:** James Hogue  
**Cc:** David Lothspeich; Robert G. Block; Viorica Pisau  
**Subject:** FW: Door Revision north elevation  
**Attachments:** SKMBT\_C25310061609160.pdf

Jim:

As you may know, the equipment in the water treat plant building has increased in size. Because of this, the double man door on the north wall will have an air compressor partially blocking the pathway. For this reason, it will not be usable as an access for large items. I am proposing that this door be reduced to a single door. This will provide a slight reduction in cost from Concord. I am mostly suggesting it though because the wider door opening is no longer functional. I have discussed this concept with Viorica and she is fine with it. I am not sure if this is an important issue for the Architectural Review Commission.

Concord has provided the attached sketch showing where the precast manufacturer would like the reduced opening to be located.

I am sending you this e-mail to get your thoughts on this proposed modification and to see if it needs to be brought before the Commission.

**Anthony G. Malone, P.E.**  
**Vice President**  
ESI Consultants, Ltd.  
Office 630.420.1700 or 815.858.2126  
Cell 630.310.4569  
Fax 630.420.1733 or 815.858.2129  
[www.esiconsultantsltd.com](http://www.esiconsultantsltd.com)

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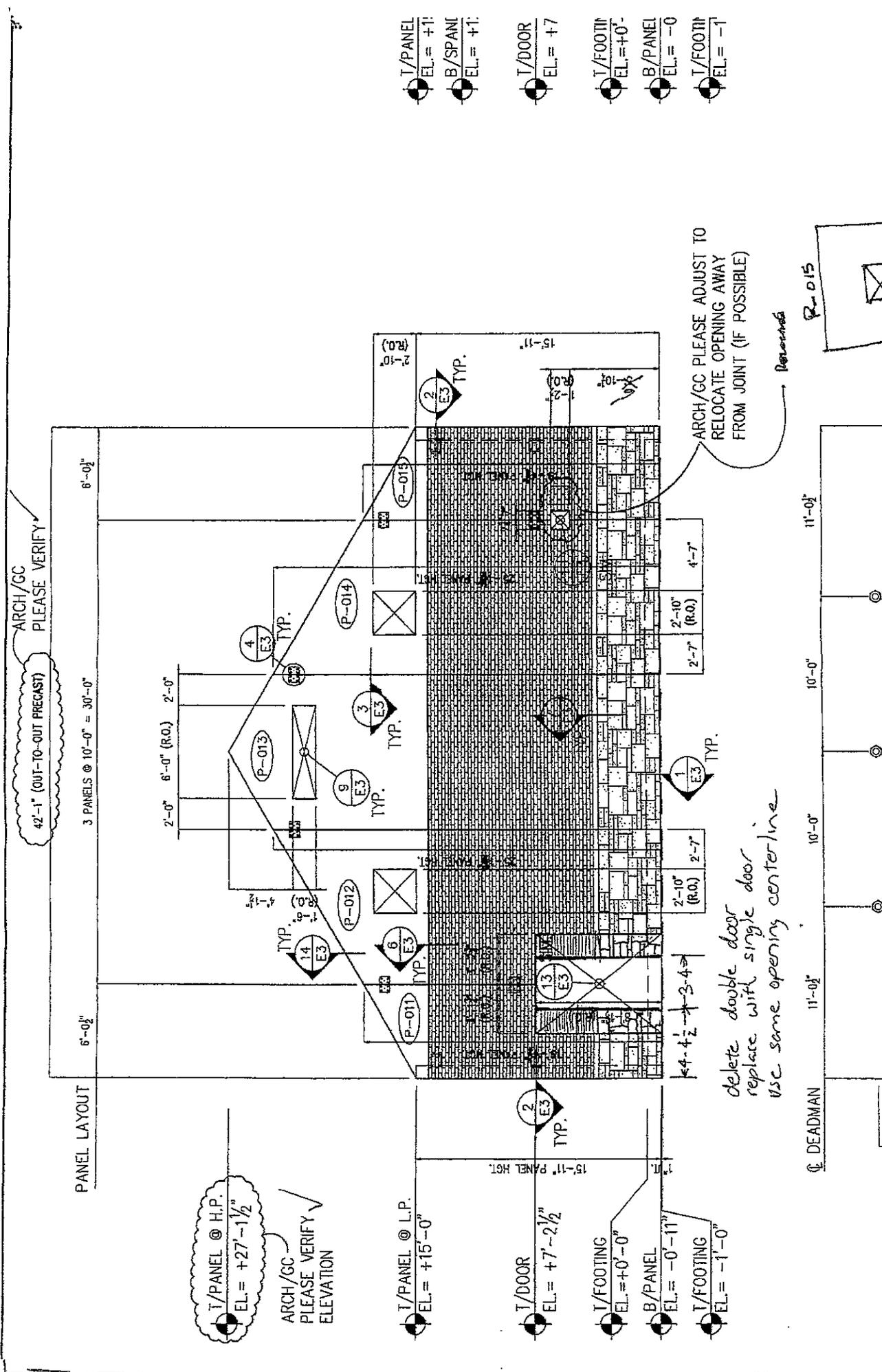
**From:** Michael Henderson [mailto:mikeh@concordway.com]  
**Sent:** Wednesday, June 16, 2010 9:21 AM  
**To:** Anthony Malone  
**Cc:** Joe Henderson  
**Subject:** Door Revision north elevation

Tony,  
Attached is sketch of change. Could you advise door swing?  
Thank you,

*Mike Henderson*

Concord Construction Services, Inc.  
570 Oakwood Road  
Lake Zurich, IL 60047





ARCH/GC PLEASE VERIFY  
 42'-1" (OUT-TO-OUT PRECAST)

PANEL LAYOUT

I/PANEL @ H.P.  
 EL. = +27'-1 1/2"

ARCH/GC PLEASE VERIFY  
 ELEVATION

I/PANEL @ L.P.  
 EL. = +15'-0"

I/DOOR  
 EL. = +7'-2 1/2"

I/FOOTING  
 EL. = +0'-0"

B/PANEL  
 EL. = -0'-11"

I/FOOTING  
 EL. = -1'-0"

I/PANEL  
 EL. = +1'

B/SPAN  
 EL. = +1'

I/DOOR  
 EL. = +7'

I/FOOTING  
 EL. = +0'-0"

B/PANEL  
 EL. = -0'

I/FOOTING  
 EL. = -1'

ARCH/GC PLEASE ADJUST TO  
 RELOCATE OPENING AWAY  
 FROM JOINT (IF POSSIBLE)

delete double door  
 replace with single door  
 use same opening centerline

DEADMAN

11'-0"

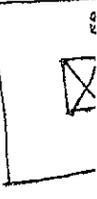
10'-0"

10'-0"

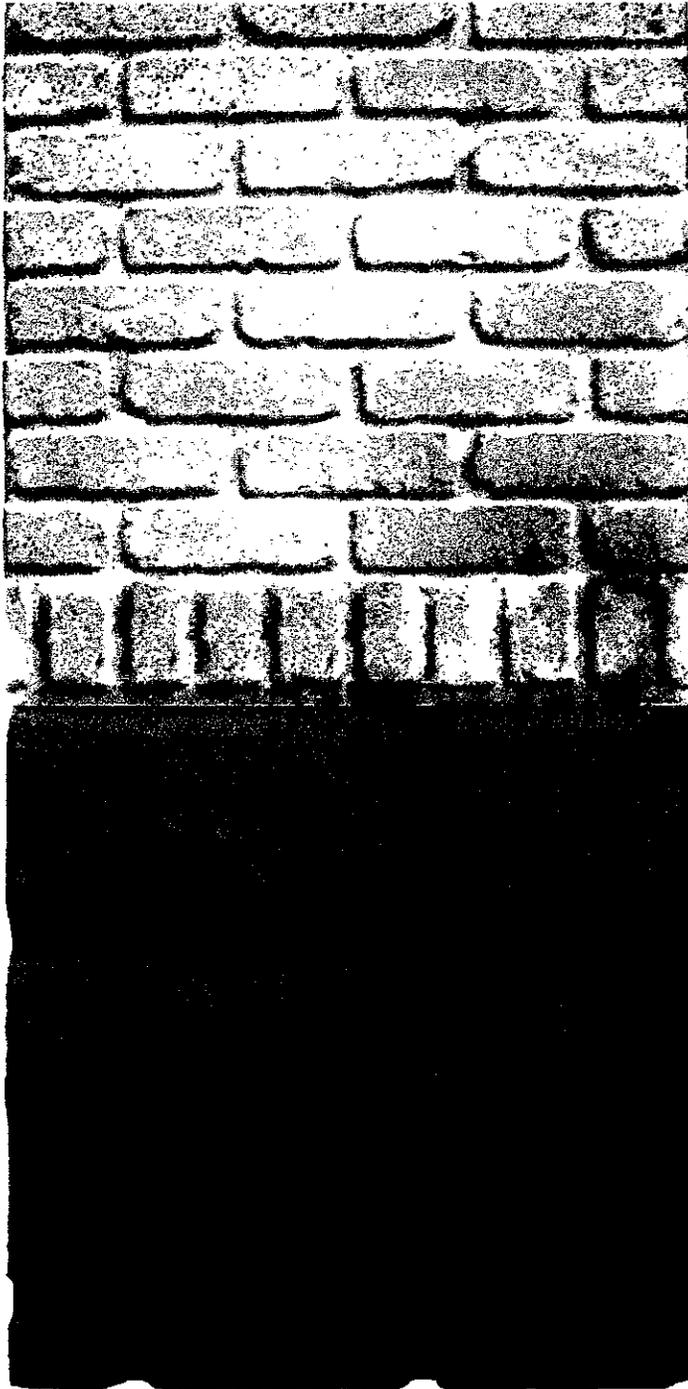
11'-0"

11'-0"

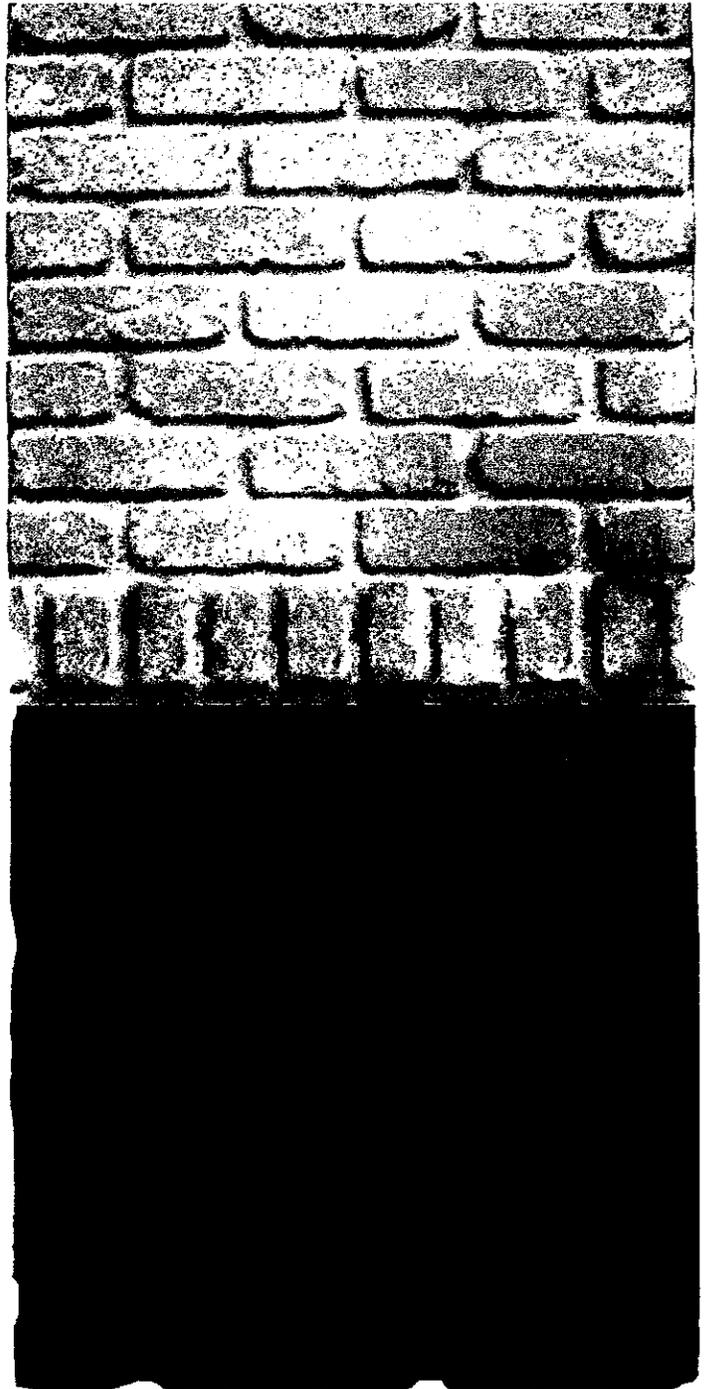
P-015



Lancaster White / Lenox Tan



Standish White / Fort Sumner Tan



1.

Lancaster White / Lenox Tan



Standish White / Fort Sumner Tan

