



ITEM #2: For the ARCHITECTURAL COMMISSION; on MONDAY, September 15th @ 7:00 P.M.

REQUEST: Consideration of a request for signage for Sherwin Williams, "Building C"; 4194 Route 83; Unit C and within the Sunset Grove Development, submitted by VanBruggen Signs.

Update:

At the August 18th regular staff noted the proposed signage on the east elevation is within the allowable square footage for such signage as allowed by the PUD approval ordinance, however the square footage of the signage on the north elevation appears to exceed the maximum allowable square footage by 4.2 square feet.

As no representative for the petitioner was present to explain the proposal or respond to the issues raised by staff the AC continued this request to the September Meeting.

Staff has since received a revised "proof" for the north elevation. The square footage of the signage on the north elevation as revised appears to be at the maximum allowable square footage (10.7' x 3.1' – 33.17) square feet. Per the Village Code the square footage of signage is calculated as follows;

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

No changes are proposed to the signage for the east elevation. As revised the proposed signage is now approvable from the Village Code/ PUD approval perspective. The previously prepared report, slightly modified to reflect the revisions is attached below for reference.

HISTORY/STAFF REVIEW:

HISTORY:

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

"Building C" is one the last two structures to be built in the Sunset Grove Development and received AC review and approval in September of 2013. At that time it was noted individual signage requests would be brought back to the Commission as received for further consideration.

Sherwin Williams is the first and "anchor" tenant for "Building C"

STAFF REVIEW:

The property in question is located at 4194 Route 83 and is located in Building “C” north of the Sunset Food Building in the Sunset Grove Development and fronting on Aptakistic Road.

Per the final PUD approval ordinance (Ord. 2008-O-27) signage was approved as follows;

A. **Signage.** All signage for the Proposed Development shall be located and installed in accordance with the Final PUD Plans. No more than 70% of the "Designated Zone for Placement of Signage and Graphics" depicted on the building elevations included within the Final Signage Plan may be occupied by tenant signage. "Alternate Sign 'A'", as depicted on the Final PUD Plans, may contain any of the following combinations of "Top Panels" (20 square feet of signage) and "Other Panels" (7.6 square feet of signage), as such panels are depicted on the Final Signage Plan: (i) four (4) Top Panels and zero (0) Other Panels; (ii) three (3) Top Panels and two (2) Other Panels; (iii) two (2) Top Panels and four (4) other Panels; (iv) one (1) Top Panel and six (6) Other Panels; or (v) zero (0) Top Panels and eight (8) Other Panels. The size, color, copy, and materials of all tenant signage including, but not limited to, the window treatments of the drug store (Building "D"), shall be subject to Architectural Commission review and approval. Any approved signage may be replaced by signage in the same location and of equivalent or smaller size, subject to Architectural Commission review and approval. Any other additional or replacement signage must undergo full review for a sign permit and receive Architectural Commission approval in accordance with the Village Code. **Electronic sign boards, neon signage, flashing signage, and internally illuminated signage shall be prohibited.**

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

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

North Elevation – 1 sign;

Placement Zone Dimensions: 12’ x 4.0’= 48 sq. ft. x .70 = 33.6 sq. foot of signage

East Elevation – 1 sign;

Placement Zone Dimensions: 41’ x 4.0’= 164 sq. ft. x .70 = 114.8 sq. foot of signage

PROPOSED SIGNAGE

Petitioner is proposing two wall signs on the north and east facades of “Building B” in the locations approved as the “Designated Zone for Placement of Signage and Graphics”. This is consistent with the final PUD approvals. Both signs are identical in terms of square footage.

The size of the proposed signage is as follows;

Proposed Sq. Footage

Sq. Footage Allowed per PUD Approval

North Elevation:	10.7' x 3.1' (33.1 sq. ft.)	33.6 Sq. ft.
East Elevation:	10.75' x 3.6' (37.8 sq. ft.)	114.8 Sq. ft.

The proposed signage as revised is within the allowable square footage for such signage as allowed by the PUD approval ordinance. Per the Village Code the square footage of signage is calculated as follows;

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

A sign placard will also be placed on pylon sign number 2 on the Route 83 frontage. This sign will be consistent with the other placards on the pylon sign and is permissible at this location.

MATERIALS & ILLUMINATION

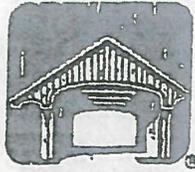
The signage is proposed to be channel letters in white acrylic with a blue backer and the "Cover the Earth" logo in red white & blue. Letters will be mounted to the building. Signs are proposed to be illuminated with backlit LED lighting consistent with other illumination within the development.

ARCHITECTURAL COMMISSION DECISION:

Signage as proposed is permissible under the approved PUD Ordinance.

It is suggested that consistency as well as the overall character of the development be considered with regard to individual signage requests.

FOR OFFICE USE ONLY:	
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:		

RECEIVED

AUG 05 2014

SIGN PERMIT
ARCHITECTURAL BOARD APPLICATION

VILLAGE OF LONG GROVE

BUSINESS NAME: SHERWIN WILLIAMS	BUS. PHONE #:
BUSINESS ADDRESS: 4194 IL RT 83 UNIT A	
BUSINESS OWNER'S NAME: SEAN KOTENAUER	ALTERNATE PH. #: (440) 846-4105

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	(2) ILLUMINATED WALL SIGNS / (1) TENANT PORTION OF EXISTING SIGN
---------------------------------------------	------------------------------------------------------------------

The Architectural Board meets every third (3rd) 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:

3,217 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: VAN BRUGGEN SIGNS	PHONE #: 708-448-0826
ADDRESS: 13401 SOUTHWEST HWY. ORLANDO PK, IL. 60462	

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.

Jack Egan, As Agent for

 PROPERTY OWNER(S) SIGNATURE(S)
 SUNSET GROVE, LLC

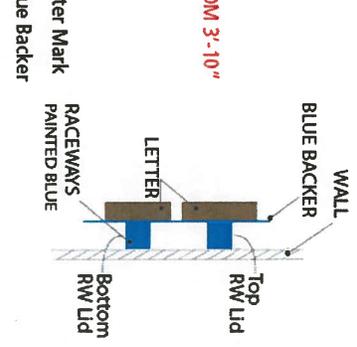
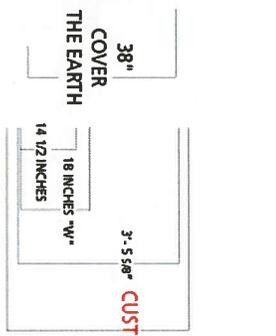
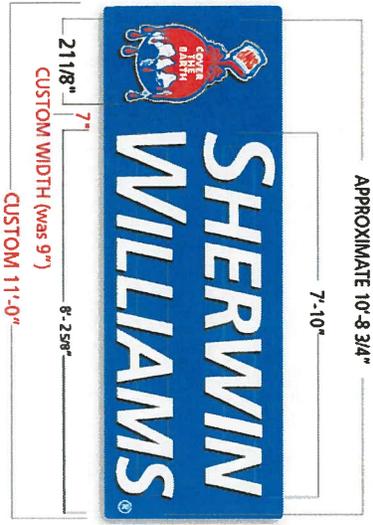
 PROPERTY OWNER(S) PRINTED NAME(S)
Jack Egan

 BUSINESS OWNER(S) SIGNATURE(S)

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

3110 RFD • LONG GROVE, ILLINOIS 60047-9635
(847) 634-9440 • FAX (847) 634-9408

SQUARE FOOTAGE • Logo: 5.58 sq. ft. Letters: 24.07 sq. ft. TOTAL: 29.65 sq. ft.



CUSTOM SIZED BACKER for this

**LOCATION ONLY- 42.1 sq ft
BLUE ALUMINUM BACKER
3'-10" x 11'-0" (was 46.33 sq ft)**

3'-10" x 11'-0" ALUMINUM BACKER PANELS
BACKERS to MATCH PMS# 293 BLUE
(SATIN FINISH)
ROUNDED CORNERS on EACH END

38" COVER THE EARTH CONTOUR LOGO SIGN:
PMS# 293 BLUE, "SPECIAL COLOR RED" plus WHITE - SCREENED
LED POINT 3 WHITE - 6300K - 9 per foot

LETTERS: LED POINT 3 WHITE - 6300K - 9 per foot (1 ROW)
ILLUMINATED WHITE ACRYLIC #7328 PIGMENTED FACES
WHITE VINYL REGISTER MARK ON THE BLUE BACKER
TRIM CAP - 1 INCH METALLIC BRONZE is GLUED to ACRYLIC FACES

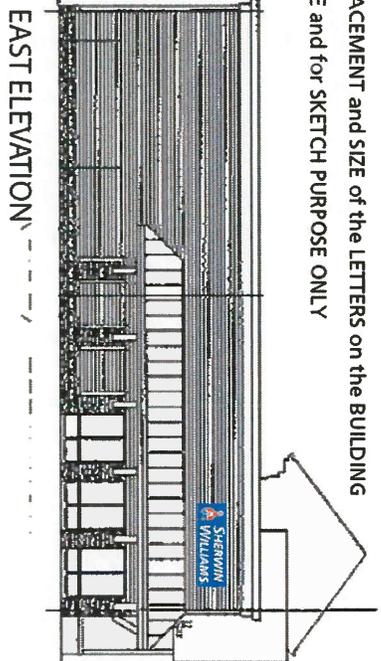
RETURNS and BACKS are FABRICATED
of ALUMINUM, FULLY
WELED - PRIMED and PAINTED SHUTTER BROWN.
RACEWAY CENTERED
(8" HIGH x 8" DEEP with CONCEALED
MOUNTING BRACKETS)
PAINTED to MATCH PMS# 293 BLUE



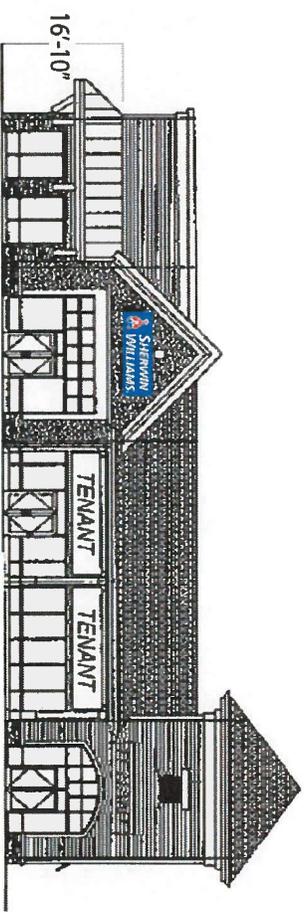
TENANT PANEL SIZE to be DETERMINED

EAST ELEVATION:

PLEASE NOTE: PLACEMENT and SIZE of the LETTERS on the BUILDING
are APPROXIMATE and for SKETCH PURPOSE ONLY



NORTH ELEVATION

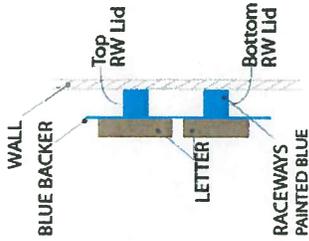
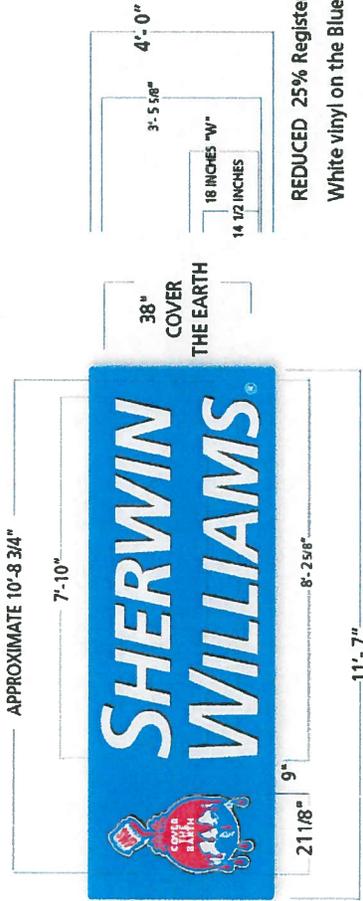


	Dualite Sales & Service, Inc.	FILE#14-8-2555HER01-GSP1 Scale: 1/4" = 1'-0"	CB	Customer Approval or Comments: original FILE#13-10-5
	Dualite Sales & Service, Inc. One Dualite Lane Williamsburg, Ohio 45176			

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SQUARE FOOTAGE • Logo: 5.58 sq. ft. Letters: 24.07 sq. ft. TOTAL: 29.65 sq. ft.

BLUE ALUMINUM BACKER 4'-0" x 11'-7"



4'-0" x 11'-7" ALUMINUM BACKER PANELS
BACKERS to MATCH PMS# 293 BLUE
(SATIN FINISH)
ROUNDED CORNERS on EACH END

REDUCED 25% Register Mark
White vinyl on the Blue Backer

RETURNS and BACKS are FABRICATED
of ALUMINUM, FULLY
WELDED - PRIMED and PAINTED SHUTTER BROWN.

38" COVER THE EARTH CONTOUR LOGO SIGN:
PMS# 293 BLUE, "SPECIAL COLOR RED" plus WHITE - SCREENED
LED POINT 3 WHITE - 6300K

LETTERS: LED POINT 3 WHITE - 6300K - 9 per foot (1 ROW)
ILLUMINATED WHITE ACRYLIC #7328 PIGMENTED FACES
WHITE VINYL REGISTER MARK ON THE BLUE BACKER
TRIM CAP - 1 INCH METALLIC BRONZE is GLUED to ACRYLIC FACES

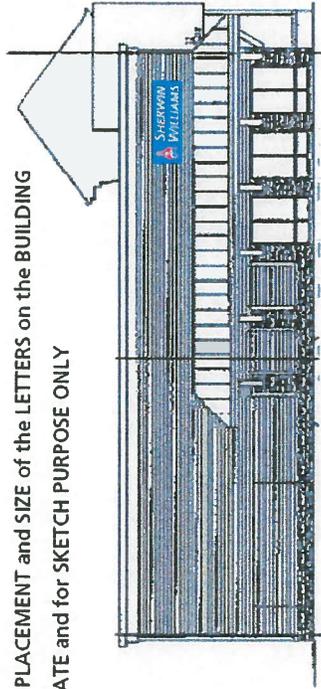
RACEWAY CENTERED
(8" HIGH x 8" DEEP with CONCEALED
MOUNTING BRACKETS)
PAINTED TO MATCH PMS# 293 BLUE



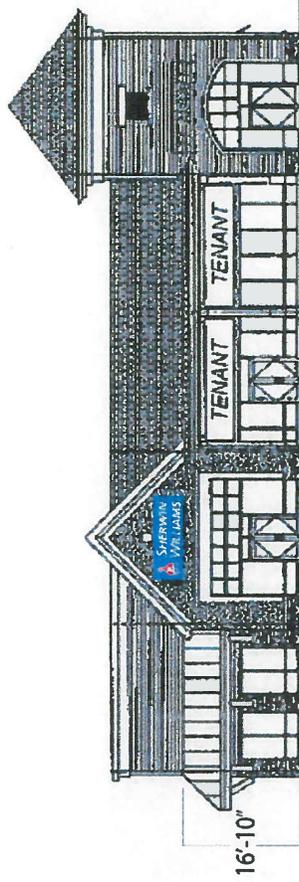
TENANT PANEL SIZE to be DETERMINED

EAST ELEVATION:

PLEASE NOTE: PLACEMENT and SIZE of the LETTERS on the BUILDING
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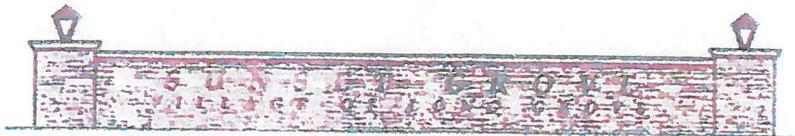
EAST ELEVATION



NORTH ELEVATION

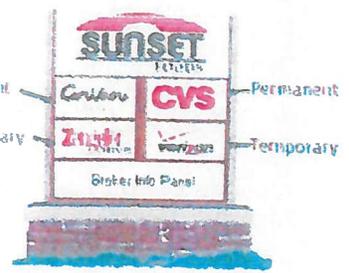
 Dualite Sales & Service, Inc. WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS	Dualite Sales & Service, Inc. One Dualite Lane Williamsburg, Ohio 45176	FILE# 13-10-55HER01-GSP3 CB	Customer Approval or Comments:
	Scale: 1/4" = 1'-0"	Date: 7-29-2014 rev	

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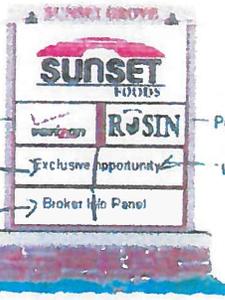


Common Monument
Size: 48' x 5'
Area: 240 sf

Area: 300 sf



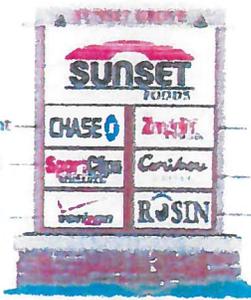
Private Monument 2
Size: 6'-8" x 8"
Area: 108 sf



Pylon 2
Size: 15' x 10'
Area: 300 sf

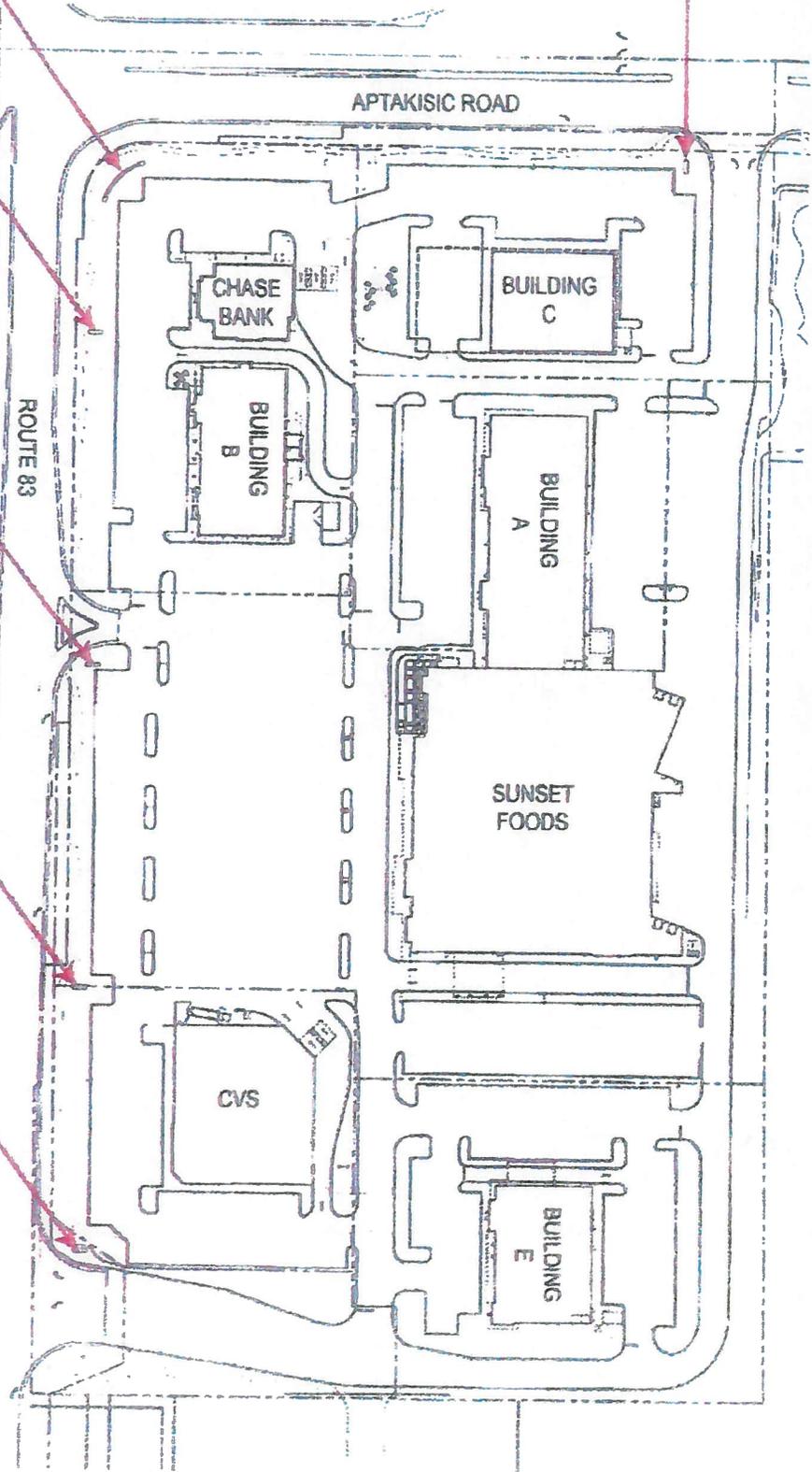


Private Monument 1
Size: 6'-8" x 8"
Area: 108 sf



Pylon 1
Size: 15' x 10'
Area: 300 sf

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



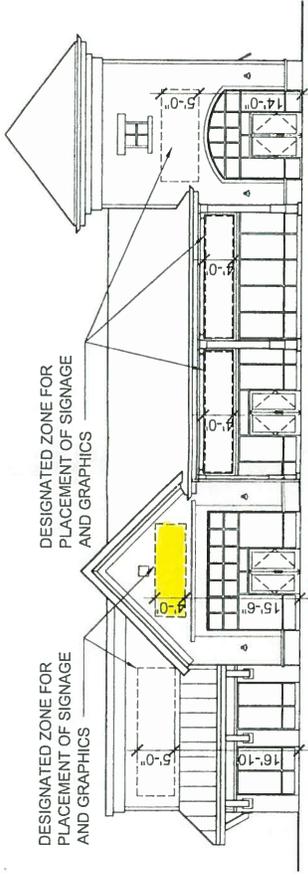
Handwritten notes:
Red Arrows
Sherwin Williams

T/ TOWER
EL: 39'-11"

T/ CORNICE
EL: 26'-0"

B/ OVERHANG
EL: 10'-0"

T/ FINISH FLOOR
EL: 0'-0"



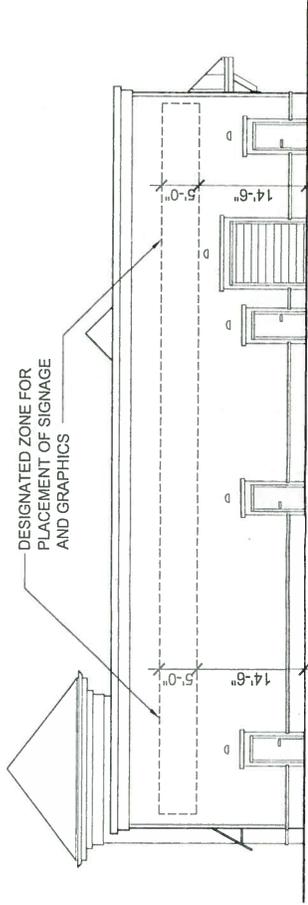
RETAIL 'C' NORTH ELEVATION

SCALE: 1/16"=1'-0"

T/ TOWER
EL: 39'-11"

T/ CORNICE
EL: 26'-0"

T/ FINISH FLOOR
EL: 0'-0"



RETAIL 'C' SOUTH ELEVATION

SCALE: 1/16"=1'-0"

EXHIBIT 15
SUNSET GROVE

LONG GROVE, ILLINOIS



SUNSET GROVE LLC

OKW Architects

DATE: 6 SEPTEMBER 2013

PROJECT NUMBER: 13010

EXHIBIT 16
 SUNSET GROVE
 LONG GROVE, ILLINOIS

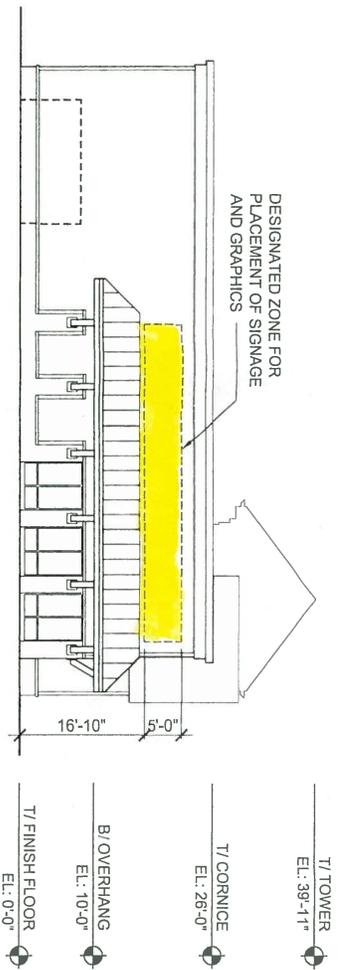
SUNSET GROVE LLC

DATE: 12 APRIL 2013

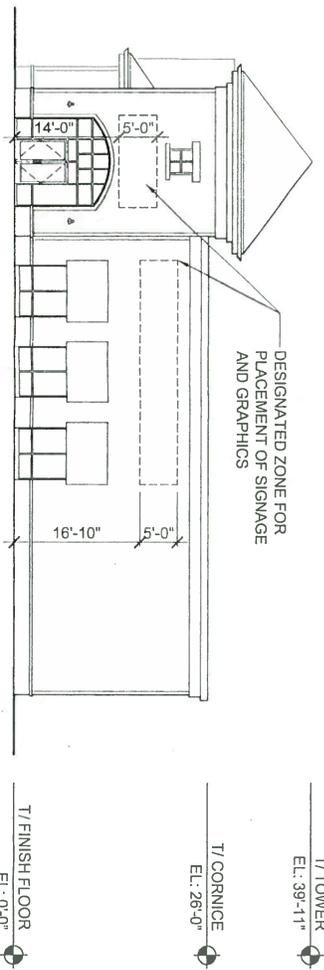
PROJECT NUMBER: 1310



OKW Architects



RETAIL 'C' EAST ELEVATION
 SCALE: 1/16"=1'-0"



RETAIL 'C' WEST ELEVATION
 SCALE: 1/16"=1'-0"