



ITEM #3: For the ARCHITECTURAL COMMISSION on MONDAY, February 9, 2015 @ 7:00 P.M.

REQUEST: Consideration of a request for new illuminated signage for “Clayoven Tandoor”, 3970 Rt. 22, Long Grove Commons, Building 8, within the B-2 PUD District, submitted by Sign-A-Rama.

HISTORY/STAFF REVIEW:

The property in question is located at 3970 Route 22 and is one of two buildings located on the west end of Long Grove Commons Development. The structure was previously occupied by “Eggsperience”, “Rhapsody Café” and more recently the “Urban Tandoor” restaurant.

In December of 2014 the property owner requested a change in copy for the existing signage on the building which was necessitated by a change in ownership of the restaurant. With the exception of the name change this request was identical to the previously approved “Urban Tandoor” signage request.

As submitted the petitioner proposes an additional wall sign measuring 10’ x 2.5’ (25 Sq. Ft.) on the south elevation (Rt.22 side) of the structure. This signage would be LED illuminated in a manner similar to others recently approved in the development. Signage as previously approved in December is not proposed to change.

Signage for the commercial space for which the sign is being requested was determined as part of the overall PUD approval process for Long Grove Commons. Building 8 was allocated signage as follows:

- North Elevation – No signage approved
- South Elevation - 1 sign; 6 square feet
- East Elevation - 2 signs; 6 & 18 square feet respectively
- West Elevation - 2 signs; 6 & 18 square feet respectively

Attached is a copy of the approved elevations which identify sign placement on building 8 (as well as the square footage allocated to each sign).

As approved six (6) square feet of non-illuminated signage was allocated to the south elevation of this building. Petitioner proposes twenty-five (25) square feet of LED illuminated signage to be centered over the doorway on the south elevation of the structure.

As originally approved internally illuminated signage was not specifically prohibited with the development however external signage illumination was preferred. However, overtime the AC has received and approved requests for internally illuminated signage within the development.

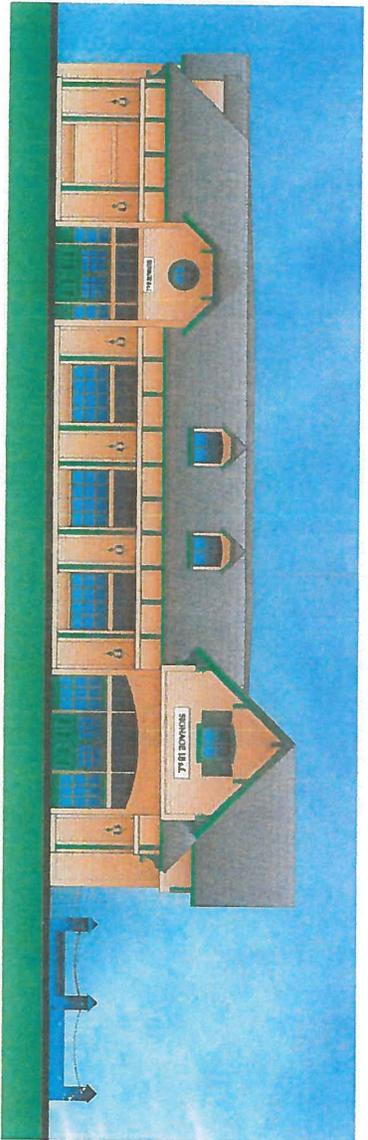
The wall sign as proposed will be constructed of plastic channel letters mounted on a raceway to the building façade. Colors will be red and black and match the previously approved non-illuminated signage. A temporary sign has been approved and placed on the south side of the structure. The temporary sign mirrors the proposed permanent signage.

ARCHITECTURAL COMMISSION DECISION:

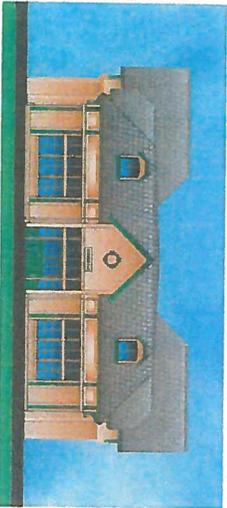
The property is zoned B-2 PUD. As such, the sign regulations have been modified by the PUD ordinance. The location of signage as proposed is consistent with that approval however; the petitioner is requesting substantially more square footage for this sign (25 sq. ft.) than was authorized (6 sq. ft.) as a part of the PUD approval. The AC needs to approve the increase in square footage.

Also, the AC needs to determine the appropriateness (and type) of internal illumination at this location. Internal illumination of signage (backlit LED's) was permissible in the Sunset Grove as part of the PUD approval and was allowed for "Smokin' T's and the "Long Grove Dental Studio" and most recently "The Grooming Lodge" within this development.

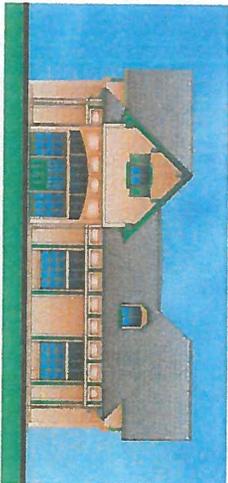
It is suggested that consistency as well as the overall character of the development be considered with regard to individual signage requests.



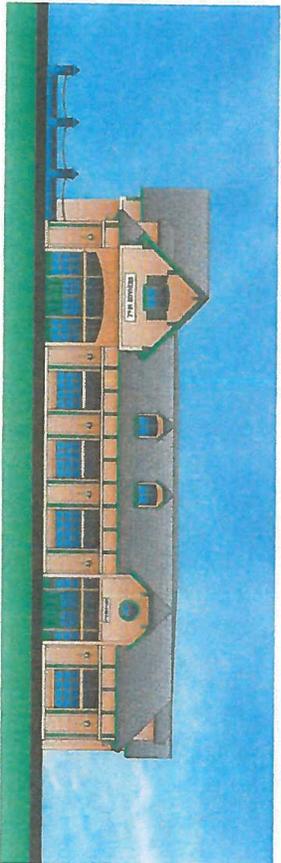
EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 3/4" = 1'-0"



NORTH ELEVATION
SCALE: 3/4" = 1'-0"



WEST ELEVATION
SCALE: 3/4" = 1'-0"

Scale: Not to Scale

LONG GROVE COMMONS

Long Grove, IL

Exterior Elevations - Building 8

Christopher Kidd & Associates, LLC
Architects & Engineers
1000 North Park Ave.
Suite 200
Long Grove, IL 60047
Tel: 630-409-1100
Fax: 630-409-1101
www.christopherkidd.com

 **The Cloverleaf Group, Inc.**

25 sq ft Channel Letter Sign
 on Raceway, Centered above
 doorway 12' from grade to the
 bottom of the sign



60' Frontage

Colors

Acrylic Faces Red #2793
 Day/Night Black
 Symbol Face Digital Print
 5" Returns Black
 Trim Caps Red/Black
 LED White
 Raceway To match facade

Client: Clay Oven Tandoor 5970 Rt 22 Long Grove, IL 60047	APPROVED BY:
SCALE: NTS	 <p>Signarama The way to grow your business.</p>
DATE: Jan 21, 2015	
DRAWING #: 01510C	352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574

17" upper case
12" lowercase



Channel box - White face red and black vinyl lettering

25 sq ft Channel Letter Sign
on Raceway

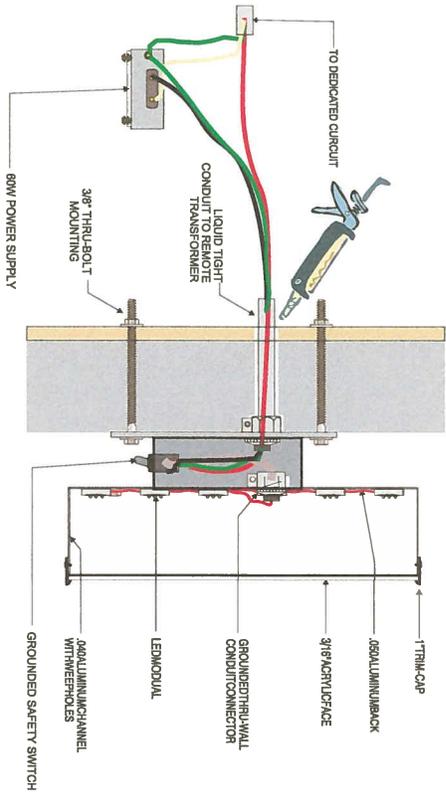
Sign hooked up to existing dedicated 20amp line
or dictated by code.

All letters to display U.L. labels

COLORS

Acrylic Faces	Red #2793
	Day/Night Black
Symbol Face	Digital Print
5" Returns	Black
Trim Caps	Red/Black
LED	White
Raceway	To match facade

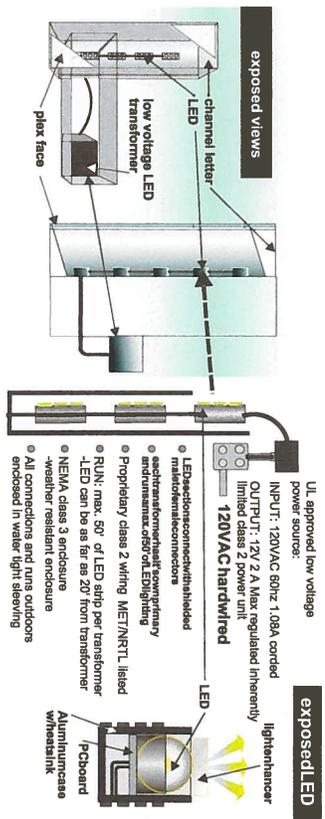
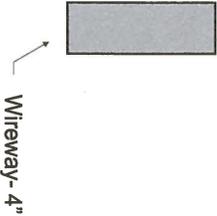
Clay Oven Tandoor 3970 Rt 22 Long Grove, IL 60047	APPROVED BY:
SCALE: NTS	 Signarama The way to grow your business.
DATE: Jan 21, 2015	
DRAWING #: 01510B	352 LEXINGTON DR. BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574



Typical U.L. Channel Letters with LEDs Mounted on Raceway
Not to scale

COLORS

Acrylic Faces	Red #2793
	Day/Night Black
Symbol Face	Digital Print
5" Returns	Black
Trim Caps	Red/Black
LED	White
Raceway	To match facade



TYPICAL LED DETAIL-CHANNEL LETTER APPLICATION

not to scale

Sign hooked up to existing dedicated 20amp line or dictated by code.

All letters to display U.L. labels

Clay Oven Tandoor	APPROVED BY:
3970 Rt 22 Long Grove, IL 60047	
SCALE: NTS	
DATE: Jan 21, 2015	
DRAWING #: 01510A	
 Signarama The way to grow your business.	
352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574	



Sign Location

Colors

Acrylic Faces	Red #2793
	Day/Night Black
Symbol Face	Digital Print
5" Returns	Black
Trim Caps	Red/Black
LED	White
Raceway	To match facade

Clay Oven Tairdoor 3970 Rt 22 Long Grove, IL 60047	APPROVED BY:
SCALE: NTS	
DATE: Jan 21, 2015	
DRAWING #: 01510D	
 Signarama The way to grow your business.	
352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574	



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

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

**ARCHITECTURAL COMMISSION
SIGN PERMIT APPLICATION**

BUSINESS NAME: <i>Clay Oven Tandoor</i>	BUS. PHONE #: <i>847-550-8600</i>
BUSINESS ADDRESS: <i>3970 Rt. 22</i>	
BUSINESS OWNER'S NAME: <i>ClayOven Tandoor LLC</i>	E-MAIL: <i>vimal.bahuguna@drona group.cc</i>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<i>LED lit Channel letter sign (front lit)</i>
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The Architectural Commission regularly meets every third (3rd) 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 seven (7) sets of all of the following information ten (10) days prior to the meeting:

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

6134 sq. ft.
3. PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - (a) DIMENSIONS
 - (b) SAMPLE OF COLORS ON SIGN
 - (c) LETTER STYLE TO BE USED
 - (d) SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN
 - (e) **FOR REQUESTS IN THE B-1 HISTORIC DISTRICT SEE SUGGESTED DESIGN GUIDELINES FOR SIGNAGE**

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>Signarama - Buffalo Grove</i>	PHONE #: <i>847-215-1535</i>
ADDRESS: <i>352 Lexington Dr. BF IL 60089</i>	E-MAIL: <i>chodes@bgsignarama.com</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.

	PROPERTY OWNER(S)' SIGNATURE(S)
	<i>(VIMAL BAHUGUNA)</i>
	PROPERTY OWNER(S)' PRINTED NAME(S)
	BUSINESS OWNER(S)' SIGNATURE(S)
	<i>(VIMAL BAHUGUNA)</i>

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

**SIGN PERMIT
ARCHITECTURAL COMMISSION APPLICATION
MAXIMUM SIGN SIZES AND FEES**

The following dimension regulations and fee information are provided as a guideline and are excerpted from the Village Zoning Code, 5-9-5, "Sign Regulations." It is recommended that applicants read the entire section, available online at 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.	12	12	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 ¹	125 ²
¹ 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.			
² 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 (2) signs per entrance to subdivision; total signage not to 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 Commission.

FEE: \$200.00 per sign

***SEE DESIGN GUIDELINES FOR THE B-1 HISTORIC DISTRICT (ATTACHED)**

<i>FOR OFFICE USE ONLY</i>					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center;">TYPE OF SIGN(S)</th> <th style="width: 50%; text-align: center;">FEE(S)</th> </tr> </thead> <tbody> <tr> <td style="height: 100px;"> </td> <td> </td> </tr> </tbody> </table>	TYPE OF SIGN(S)	FEE(S)			<p>Amount Paid: _____</p> <p>Date Paid: _____</p> <p>Permit #: _____</p>
TYPE OF SIGN(S)	FEE(S)				
<p>Village Official: _____</p>	<p>Date of Issuance: _____</p>				