



ITEM #4: For the **ARCHITECTURAL COMMISSION** on **MONDAY, April 20th @ 7:00 P.M.**

REQUEST: Consideration of a request for signage (ground sign) for the “Long Grove Senior Care” for property located on the south side of Route 53 between Mardan Drive and Long Grove Road, submitted by the Long Grove Senior Care LLC.

HISTORY:

The property is located on the south side of Route 53 between Mardan Drive and Long Grove Road. The property in question consists of approximately 10 acres of land area. This property is vacant and presently zoned under the R-2 District Regulations with special use permit for a “nursing home” granted per Ordinance 2014-O-24 approved November 12, 2014.

The AC reviewed and approved most aspects of the development with the exception of signage which was to be brought back for consideration at a subsequent AC meeting. Per the previous AC consideration of the proposal (Aug. 2014) the following comments were made with regard to signage;

The AC discussed the signage noting a preference for a style of sign which better reflected the architectural elements for the building (such as a stone base instead of wood posts). There was also discussion of the font style for the final copy as well as up lighting specifications.

A motion was made by Commissioner Styer, seconded by Commissioner Closson, to direct the petitioner to resubmit signage plans for AC consideration which reflects more of the style and mass of the principal building and including sign location, final copy/font style, building materials and up lighting placement, screening and fixture specifications being submitted. On a voice vote; all aye.

STAFF REVIEW:

As submitted one ground sign (double faced) of approximately 25 square feet (3.6’ x 6.9’) is proposed for the site. Location is proposed on the west side of the access into the site (see attached) .

The sign will be mounted on a concrete foundation with stone veneer side and base to match the stone veneer on the base of the building. The back panel of the sign will be colored to match the siding on the building elevation (blue-grey) with 6” metal letters mounted to the back panel. A wooden top panel and finial (white in color) will cap the top of the sign structure.

Fixture specifications for the uplighting have been submitted and are attached. As proposed a single LED fixture (American Compact LED floodlight – ACP1 LED Series) will be centered on each side of the sign. One (1) fixture is proposed for each sign face.

Per previously submitted landscape plans the illumination sources are well landscaped (see attached).

Site lines should be considered with regard to sign placement as well as any standards for sign placement from a state right-of-way.

ARCHITECTURAL COMMISSION DECISION:

There are no “hard” standards for this sign as it falls under the umbrella of the previously approved special use permit. The AC should review and make recommendation on the signage as well. Site lines should be considered with regard to sign placement in the “pork chop” as well as any standards for sign placement from a state right-of-way.

Per the Village code other institutional signage is regulated as follows;

“Churches, Public Buildings And County Clubs: Signs to be located on churches or public buildings located within a residential zoning district and not addressed as part of any special use permit or PUD, shall conform to the maximum sign area requirements of the B1 historic district. Signs located on county clubs and not addressed as part of any special use permit or PUD, shall be limited to a maximum of two (2) freestanding not to exceed a cumulative total of forty (40) square feet of sign area”.

As proposed, (and not strictly applicable) this sign would be within parameters noted above.

ILLINOIS ROUTE 53

429.26

Ground Sign

30' LANDSCAPE BUFFER

65 Parking Spaces

ASSISTED LIVING
2-STORY, 59 UNITS

Flagpole

Detention Area

