



**AGENDA
ARCHITECTURAL COMMISSION
RESCHEDULED REGULAR MEETING**

**To be Held at
Gewalt Hamilton Engineering Offices*
625 Forest Edge Drive, Vernon Hills
Monday July 20, 2015 at 7:00 P.M.**

CALL TO ORDER:

VISITORS BUSINESS:

ACTION ITEMS:

- 1) Approval of the June 22, 2015 Draft Meeting Minutes.
- 2) Consideration of a request for a hanging sign for "Fidelity Wes Builders," 203 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Mike Demar.
- 3) Consideration of a request for signage for "Avantara" (formerly the Arlington) 1666 Checker Road within the R-2 PUD District submitted by M Signage Solutions.
- 4) Consideration of a request for signage for "Scout & Forge"," 427 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Matthew Potempa.
- 5) Consideration of a request for Temporary Outdoor Lighting by the Ela Soccer Club for property known as the Long Grove Soccer Park near the intersection of Checker and Old Hicks Roads, submitted by Mr. Doug Anderson.
- 6) Consideration of a request for exterior alteration (paint\patio) for property located at 405 Robert Parker Coffin Road within the B-1 Historic District, submitted by Super Construction on behalf of the Long Green L.L.C.
- 7) Consideration of a request for signage for "White Oak Gourmet"," 231/251 Robert Parker Coffin Road within the B-1 Historic District, submitted by Roman Signs on behalf of Thomas & Lori Leavitt.

OTHER BUSINESS:

- Modifications to AC Rules and Procedures

ADJOURNMENT: Next Scheduled Meeting: August 17, 2015 @ 7:00 P.M.

***Location change due to Village Hall Remodeling**

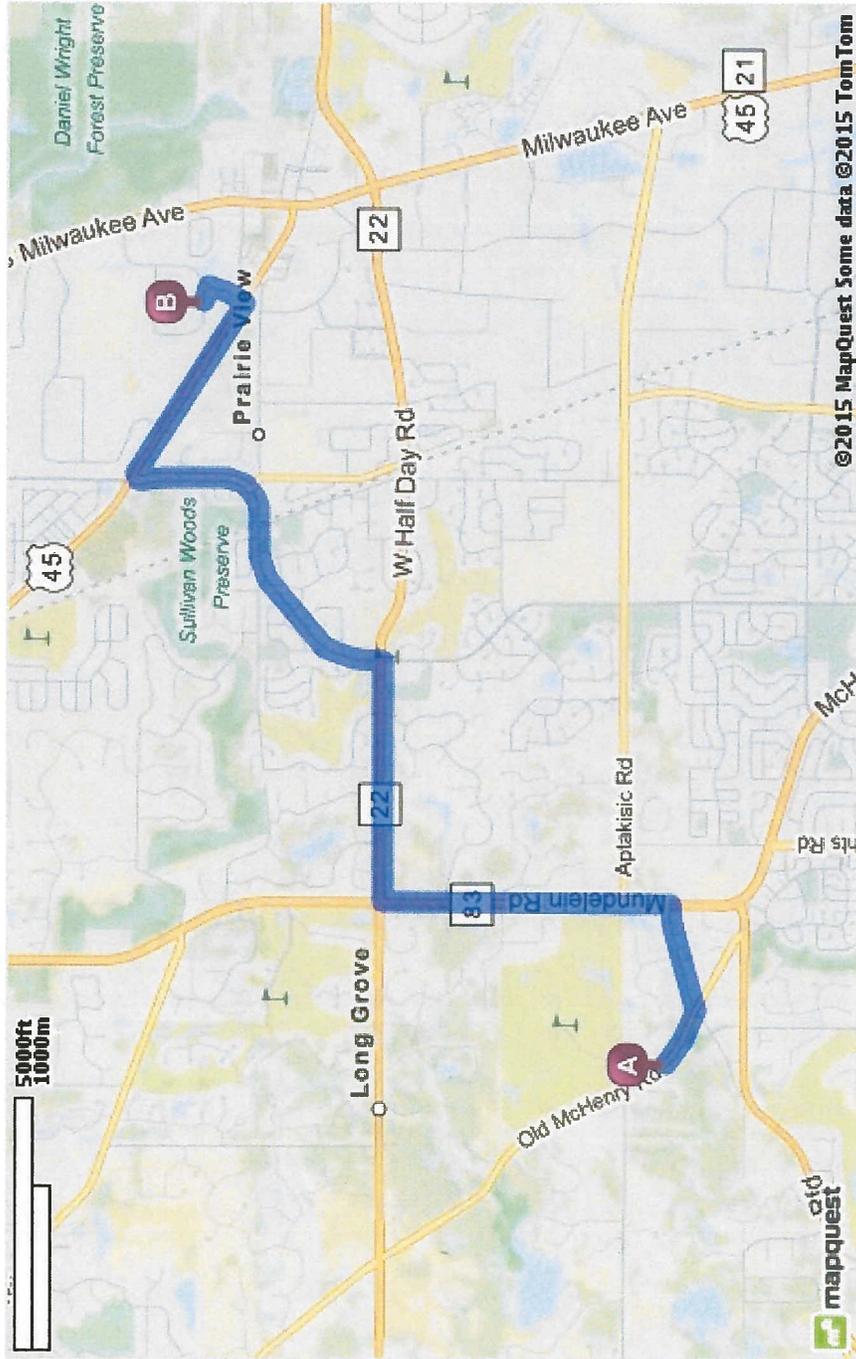
The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding 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.



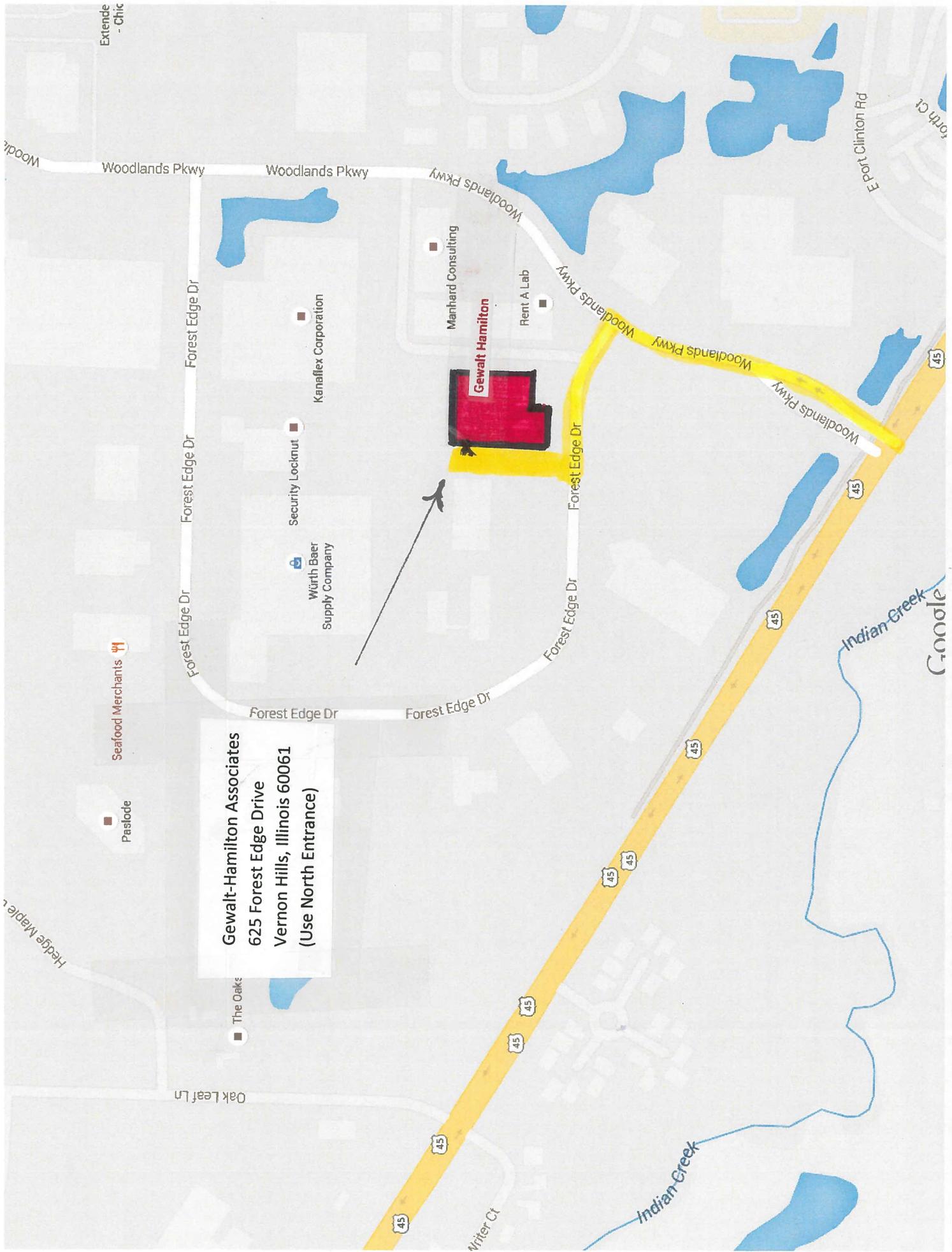
Trip to:

625 Forest Edge Dr
Vernon Hills, IL 60061-4104
5.48 miles / 10 minutes

Notes



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ITEM #2 For the ARCHITECTURAL COMMISSION; Monday July 20th, 2015 @ 7:00 P.M.

REQUEST: Consideration of a request for signage for Fidelity Wes Builders 203 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Mike Demar.

UPDATE;

At the June 22nd meeting the AC made the following motions with respect to this request for signage;

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester to recommend approval of the wall sign as submitted subject to staff review and approval of the mounting of the sign to the building. On a voice vote; all aye.

A second motion was made by Commissioner Tapas, seconded by Commissioner Sylvester to recommend approval of the hanging sign as submitted subject to the following conditions;

- *The gross size of the hanging sign shall not exceed six (6) sq. ft. (2'x 3') in area;*
- *The hanging sign color and materials and copy style shall match the wall sign on the structure;*
- *Scalloped edges shall be incorporated into the design of the sign;*
- *The hanging sign shall not be mounted to the building and displayed until details regarding the mounting of the sign to the structure such as bracket style, location on the building including attachment details, height from grade to the bottom of the sign are bought back for AC review and consideration; On a voice vote; all aye.*

Staff has contacted the petitioner requesting the information noted in the above motion of the AC. To date staff has received no response to the request.

Continuation of this item is suggested.

HISTORY:

Over the last few meetings the AC has been considering this request. Numerous concerns have been raised in the review of this request by the AC as follows;

- Materials out of which the wall sign will be constructed;
- Detail on how the wall sign will be mounted to the building;

- Resolution of the types of signs and maximum square footages allowable including the size, materials, colors, copy, sign placement on the structure and details on the fixtures/brackets used to affix the hanging sign to the building;
- Color, copy, integral and non-integral sign elements, location of the sign on the building, techniques to soften the appearance of the sign and specifications for mounting the sign to the building;
- A more defined radius on the edges of the backboard of the sign be identified;
- Re-submit a “Photoshop” image of the sign on the building with the correct dimensions;

PROPOSAL/STAFF REVIEW:

The petitioner has proposed two signs for the property. A wall sign is proposed and will be made of wood. The “integral” element of this sign measures 7’ x 2’ (14 sq. ft.) and will be raised and mounted to wooden back plate (non-integral element of the sign) measuring 3’ x 8’ (24 sq. ft.). This addresses some of the concerns raised by the AC.

Per the Village Code sign area is measured 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.

Per this definition the 14 sq. ft. “integral” portion of the sign is the only portion of the “sign area” which counts toward maximum allowable signage at this location. Square footage of the combined commercial space for which the signage is being requested is approximately 2160 square feet (40’x 54’). For retail spaces containing 1001 to 3000 sq. ft. of floor area 20 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 wall signage as proposed (14 square feet), is within the maximum square footage limitation for the floor area at this location.

The sign would be principally painted blue with a white background & company logo. Corners are to be scalloped and painted border would mirror this design.

The petitioner is once again proposing a wall sign. A non-scaled “proof” of this sign has been submitted and is included for review by the AC. The location of this sign on the structure as well as other issues previously raised by the AC regarding the hanging sign (i.e. size, materials, colors, copy, sign placement on the structure and details on the fixtures/brackets used to affix the hanging sign to the building) have not been submitted.

It is assumed the sign will be made of wood and painted similar to the proposed wall sign. It appears a black painted border mirroring the scalloped design of the wall sign is proposed. Petitioner is entitled to an additional 6 square feet of signage which could be allocated to the proposed hanging sign.

All proposed signage appears to be non-illuminated or will utilize existing illumination. No request for illumination was included in the application for signage.

SIGN REGULATIONS:

The following are excerpts of applicable portions of the Village Sign Ordinance:

- (d) Business District Signage. The cumulative size of all signs permitted by this ordinance shall be governed by the square footage of the associated business as follows:
 - (1) Except as otherwise authorized by variation pursuant to section 5-11-15(E)1(c) of this code, the cumulative total square footage for all signs shall not exceed the following:

**MAXIMUM SIGN AREA PERMITTED IN
BUSINESS ZONING DISTRICTS IN SQUARE FEET**

| | B1 | B2 | B2 |
|---|-----------------|-------------------|--------------------|
| Total Area of Business No Arterial Access in Square Feet | Arterial Access | | |
| 1-1,000 | 12 | 12 | 20 |
| 1,001-3,000 | 20 | 20 | 30 |
| 3,001-5,000 | 30 | 30 | 40 |
| 5,001 or greater | 30 | 30 ⁽ⁱ⁾ | 50 ⁽ⁱⁱ⁾ |

- (i) For each additional 2,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 50 square feet.
- (ii) For each additional 2,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 70 square feet.

ARCHITECTURAL COMMISSION DECISION:

The square footage of the wall sign as proposed is permissible with regard to type of sign, location and the maximum amount of signage permissible at this location per the Village Code. A hanging sign of up to 6 square feet could also be considered at this location.

The Commission should review the request for signage against the aforementioned regulations, the downtown design guidelines and render a determination based upon those criteria as well as the appropriateness of the signage at this location in relation to other signage in the vicinity.

With regard to the hanging sign there are two basic options;

- Recommend approval (conditional or otherwise) subject to staff review and approval.
- Request additional information (e.g. size, materials, colors, copy, sign placement on the structure and details on the fixtures/brackets used to affix the hanging sign to the building) and continue this portion of the request to a future meeting.



ITEM #3: For the ARCHITECTURAL COMMISSION; MONDAY, July 20th @ 7:00 P.M.

REQUEST; Consideration of a request for signage for “Avantara” (formerly “The Arlington”) 1666 Checker Road with the LaSavanne PUD, submitted by M Signage Solutions.

Update:

At the June 22nd meeting the AC granted a condition approval for this signage and requested additional information be brought back to the Commission for further consideration. The AC made the following motion regarding this request;

After discussion the AC made a motion for conditional approval of this request for signage;

A motion was made by Commissioner Tapas, seconded by Commissioner Mikolajczak to recommend approval of signage per the revisions as submitted at the 6.22.15 AC meeting with respect to size, shape color, font and type of material, subject to the following conditions;

- The proposed signage shall not be installed until external illumination specifications, including type of lighting, fixture style, and the screening of the illumination source for the proposed signage are provided for AC review and consideration;*
- Specifications on foundations and mounting elements, including cross sections as applicable, shall be provided for AC review and consideration;*
- An accurate and correct site plan showing the precise placement of the proposed signage in relation to the existing rights-of-way on the property and which addresses the vision triangle and any setback issues shall be provided for AC review and consideration;*
- Brick samples (to match the principal structure) as well as limestone samples and other construction material details shall be provided for AC review and consideration;*

On a voice vote; all aye.

Per this request the petitioner has submitted additional information as requested by the AC this is attached for the review of the Commission. Review of this information follows;

Site Plan – *A revised site plan has been submitted. Per this revision the vision triangle is resolved on Checker Road. The placement of the Arlington Heights Road sign however appears inaccurate. The right-of-way line appears to have been confused with the line depicting the existing detention pond. It appears the sign is to be placed 3 meters (?) from the edge of the right-of-way. There is no setback established for this type of sign however a ten (10) foot setback from the edge of the right-of-way is typical for many signs. Assuming the correct dimension is 3 meters from the right-of-way sign placement would be acceptable.*

Lighting – *The petitioner proposes to use four (4) identical fixtures to illuminate the proposed signage. As proposed a 21 watt LED (4000K neutral white) fixture with a dark bronze finish is proposed as the illumination source.*

Two (2) fixtures would be mounted in front of ground sign on Checker Road each facing the sign. Daylilies and Asian Jasmine groundcover are proposed as screening for the illumination source.

Two (2) fixtures are proposed for the Arlington Heights Road sign. One fixture would be centered on each side of the sign with boulders shield the illumination source. The area around the sign would be mulched and utilize Asian Jasmine groundcover as well.

Construction Specifications – Per the request of the AC construction specifications are attached including applicable cross-sections.

Material Samples- It is anticipated material samples will be brought to the meeting.

The petitioner has addressed the concerns raised by the AC at the last meeting. Review of the previous PUD approvals makes no mention of signage as part of the proposal. As such, signage at this location is covered by the following provision of the zoning code.

“PUDs, HR And HR-1 Signs: Signage associated with a planned unit development or in the HR or HR-1 district shall be authorized in the manner set forth in the special use permit granting the planned unit development approval. Minor modifications to signage within a planned unit development or in the HR or HR-1 district (such as change of copy) may be considered as “minor PUD amendments” as outlined in subsection 5-11-18(l)2 of this title and subject to applicable review procedures and sign permit fees.”

Proposal:

Previously the Architectural Board has reviewed and approved façade treatments (in 2005/2006 & 2014) on proposed additions to “The Arlington”. This facility has been taken over by new ownership\management and is now known as “Avantara”. This change has necessitated the request for signage.

History:

The facility is located on lot 44 of Savanne of Long Grove PUD (formerly 76 acres known as the Kloman Property) at the northwest corner of Checker and Arlington Heights Road. This PUD was approved under Ordinance 78-O-6. The underlying zoning is R-2 Single Family Dwelling District.

Staff Review & Conclusions:

As proposed the petitioner is requesting a “sign package” with signage proposed at various locations on the property. A total of four (4) sign are proposed on the property. Two of the signs may be considered “directional” in nature, the other two are monument signs, proposed to be located at the entrance of the facility and on the east side of the building.

There are no hard and fast standards for this type of structure. The AC should use “good judgment and an underlying spirit of goodwill” in considering this request. As this is a PUD the following passage of the Village Code applies;

PUDs, HR And HR-1 Signs: Signage associated with a planned unit development or in the HR or HR-1 district shall be authorized in the manner set forth in the special use permit granting the planned unit development approval. Minor modifications to signage within a planned unit development or in the HR

or HR-1 district (such as change of copy) may be considered as "minor PUD amendments" as outlined in subsection 5-11-18(I)2 of this title and subject to applicable review procedures and sign permit fees.

As a side note, review of the initial approval ordinance (78-O-6) and amendments thereto (93-O-23 & 2006-O-02) do not mention signage in any of the approvals.

Signage Proposed:

As submitted a total of four (4) signs are being proposed for the facility. Two (2) may be considered monument signs the two (2) would be considered directional signage. Review of the proposed signage corresponds to the attached site plan (9220_LOC_R01). Signs are references by the site plan number as well as numbers 1 through 4 for the purposes of this review.

Sign #1 – Entryway Monument Sign (SN-1428487)

As proposed this sign would be located on the west side of the entrance drive to the facility adjacent to Checker Road. The integral portions of the sign face measures 45" x 160" (3.75' x 13.3') for a total of 50 square feet of signage. This sign would be mounted to a to a red brick base with a cast stone cap and measure 5' 8" tall from grade. This sign appears to be internally illuminated using LED illumination. The sign would be made of painted aluminum reverse channel letters on a stucco\dryvit background. Illumination specifications have not been provided. The proposed color scheme appears to be light purple and warm grey. (See attached proof 9290_1428487_R05).

Staff notes a concern with the placement of the sign and the "vision triangle" defined as follows;

VISION TRIANGLE: A triangle measured twenty five feet (25') from the intersections of any two (2) right of way lines or roadway easements and fifteen feet (15') from the intersection of a driveway, a right of way or roadway easement.

The vision triangle must remain clear and unobstructed. As the site plan is not scaled determination of an obstruction of the vision triangle cannot be made.

Sign #2 – Directional Sign (SN-1428491)

This is a directional sign designed to direct on-site traffic to the entrance of the building, deliveries and the parking area. This sign would be similar in design to the entryway sign and also located on the west side of the access drive and north of the entry signage.

This sign would be mounted to a brick base with a cast concrete cap. The base and cap measure 25" tall from grade. The integral portions of the sign face measures 35" x 30" (2.9' x 2.5') for a total of 7.25 square feet of signage. This sign also appears to be internally illuminated using LED illumination. The sign would be made of painted aluminum face with acrylic backing and inserts. Illumination specifications have not been provided. The proposed color scheme appears to be light purple and warm grey. This is consistent with the entryway sign. (See attached proof 9290_1428490-91_R05).

Sign #3 – Directional Sign (SN-1428490)

This is a directional sign designed to direct patient drop-off and parking. This sign would be identical in design to sign #2 except for the change in copy. This sign is proposed to be located on the south side of the building, adjacent to the parking area and just west of the main building entrance. (See attached proof 9290_1529954_R03).

This sign would be mounted to a brick base with a cast concrete cap. The base and cap measure 25” tall from grade. The integral portions of the sign face measures 35” x 30” (2.9’ x 2.5’) for a total of 7.25 square feet of signage. This sign also appears to be internally illuminated using LED illumination. The sign would be made of painted aluminum face with acrylic backing and inserts. Illumination specifications have not been provided. The proposed color scheme appears to be light purple and warm grey. This is identical to Sign #2 and consistent in terms of design with other proposed signage on the property. (See attached proof 9290_1428490-91_R05).

Sign #4 – Monument Sign (SN-1529954)

As proposed this sign would be located on the east side (Arlington Heights Road side) of the structure. This sign appears to be located adjacent to or possibly in the detention area located on the east side of the building. The location of stormwater detention at this site has been an issue in the past. The integral portions of the sign face measures 44” x 150” (3.6’ x 12.5’) for a total of 45 square feet of signage. This sign would be single faced (based on the submitted profile) and mounted to a red brick base with a cast stone cap and measure 5’ 8” tall from grade. The total sign (including base) measures 17’ 8” wide. This sign appears to be internally illuminated using LED illumination. The sign would be made of painted aluminum reverse channel letters on a stucco/dryvit background. Illumination specifications have not been provided. The proposed color scheme appears to be warm grey copy. (See attached proof 9290_1529954_R03).

Conclusions

In total the petitioner proposes 4 signs totaling 109.5 square feet of “integral signage” Of this signage 14.5 square feet is internal directional signage.

Review of the previous PUD approvals makes no mention of signage as part of the proposal. As such, signage at this location is covered by the following provision of the zoning code.

“PUDs, HR And HR-1 Signs: Signage associated with a planned unit development or in the HR or HR-1 district shall be authorized in the manner set forth in the special use permit granting the planned unit development approval. Minor modifications to signage within a planned unit development or in the HR or HR-1 district (such as change of copy) may be considered as “minor PUD amendments” as outlined in subsection 5-11-18(l)2 of this title and subject to applicable review procedures and sign permit fees.”

Issues

Illumination

Per the general signage standards of the village code internal illumination would not be permitted but may be considered as a part of the "minor" PUD amendment. Existing signage at this location is externally illuminated. Other internally illuminated signage has allowed per PUD approval or through minor amendment to a PUD (such as the case with Long Grove Commons).

(D) General Standards: Except as otherwise expressly provided in subsection (F) of this section, the following general standards apply to all signs. Any sign not in compliance with these standards shall be immediately corrected or shall be deemed to be in violation of this chapter.

1. Illumination: Signs shall only be permitted to be illuminated in accordance with the following regulations:

(a) No sign can be self-illuminated or internally illuminated; provided, however, that a business shall be permitted one internally illuminated "Open" window sign not to exceed one square foot in area, which sign shall be subject to the review and approval by the architectural commission.

(b) Neon illumination of signs is not permitted.

(c) Any illumination of signs shall be constant in intensity and color and there shall be no flashing lights, rotating lights, running lights, or lights that create an illusion of movement.

(d) No sign shall be illuminated in such a manner so as to cause confusion with traffic signals or lights or which might constitute a traffic hazard.

(e) Any light source that is used to illuminate a sign must be located, shielded, and directed as to not be visible from any point on any surrounding streets, public property, adjacent private property or adjacent structures. All artificial illumination shall be so designed, located, shielded, and directed so that it illuminates the sign face area only and prevents the casting of glare.

Vision Triangle

As noted above the entryway monument sign (SN-1428487) may be placed in the "vision triangle" defined as follows;

VISION TRIANGLE: A triangle measured twenty five feet (25') from the intersections of any two (2) right of way lines or roadway easements and fifteen feet (15') from the intersection of a driveway, a right of way or roadway easement.

The vision triangle must remain clear and unobstructed. As the site plan is not scaled determination of an obstruction of the vision triangle cannot be made and should be determined through testimony.

Amount of Signage

The total square footage of signage appears large, particularly the "monument" signs. Staff questions the utility of the eastern monument sign as well (SN-1529954). This will be a single faced sign located

approximately 90 feet from the Arlington Heights Road right-of way. The “bulk” of the proposed monument signage at this location should also be considered.

ARCHITECTURAL COMMISSION DECISION:

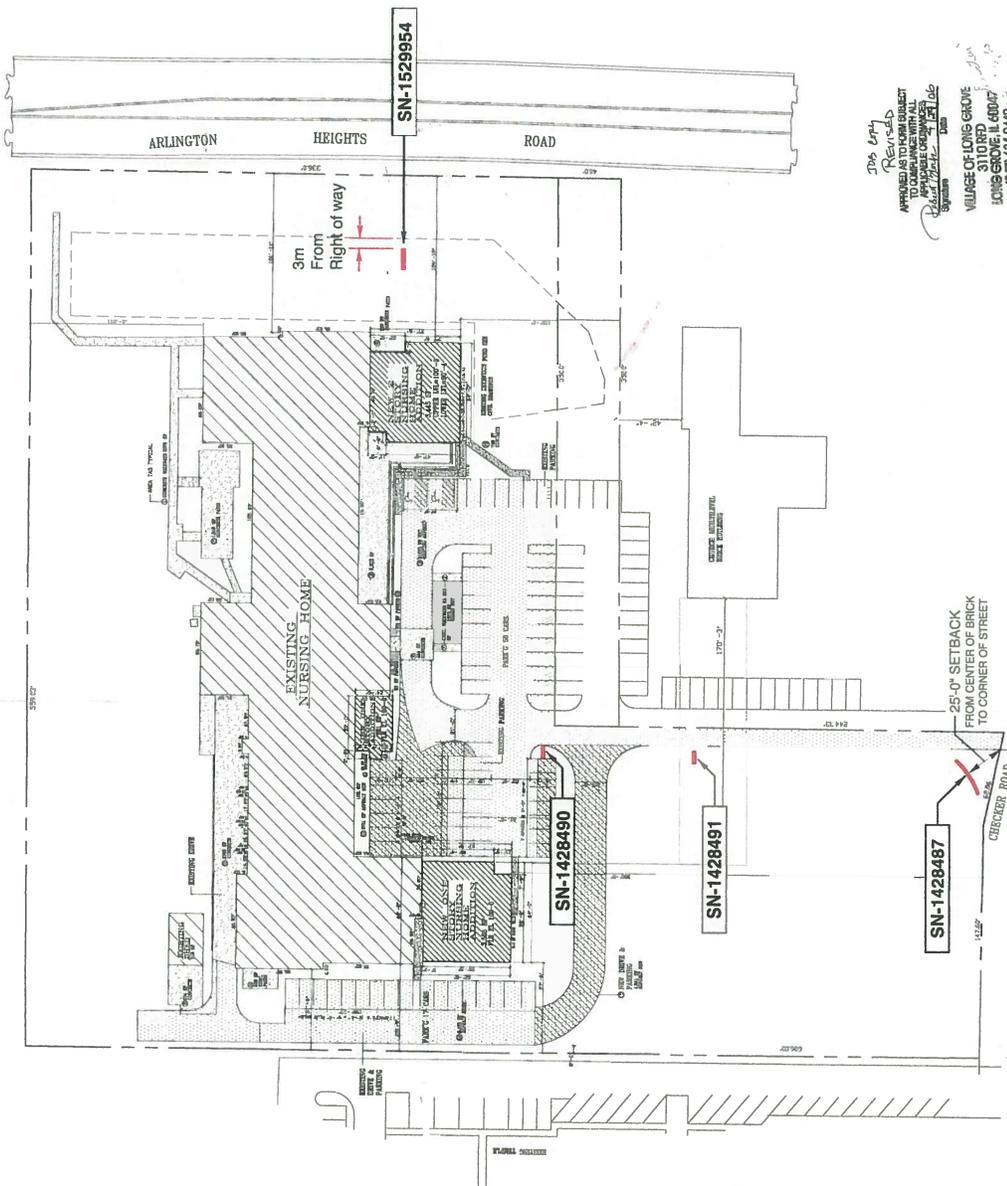
There are no hard and fast standards for this request with the exception of the illumination issue. The AC should use “good judgment” and any impacts to surrounding properties in considering this request.

| REVISIONS | | | |
|-----------|-------------|-----------|----------|
| No. | DESCRIPTION | Int. Ver. | DATE |
| 00 | PERMIT | MV | 15-05-28 |
| 01 | PERMIT | MV | 15-06-04 |
| 02 | PERMIT | MV | 15-06-26 |
| 03 | PRODUCTION | MG | 15-06-30 |

| REV. NEW LOCATION | |
|-------------------|-------------------|
| 01 | REV. NEW LOCATION |
| 02 | REV. NEW LOCATION |
| 03 | REV. NEW LOCATION |

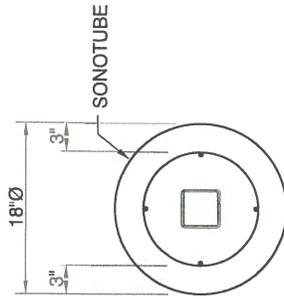


ACCOUNT EXEC: MIKE MELE
 PROJECT MANAGER: ROXANE METCALFE
 CLIENT: LEGACY HEALTHCARE
 7040 N RIDGEWAY AVE
 LINCOLNWOOD, IL
 SITE/PROJECT: AVANTARA - LONG GROVE
 1666 CHECKER ROAD
 LONG GROVE, IL
 TITLE: SITE PLAN
 FILE: 9290_LOC_R03
 01
 01



204 12/14
 Approved as shown subject
 to compliance with all
 applicable codes and regulations.
 Village of Long Grove
 3110 10th
 Long Grove, IL 60047
 (847) 634-2400

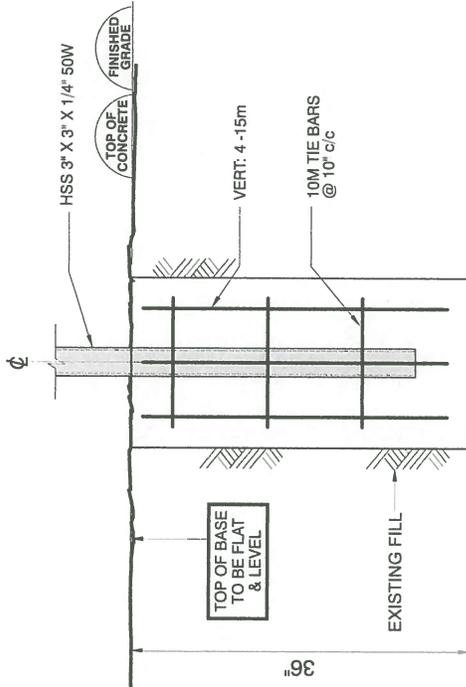
SITE PLAN
 SCALE: NONE



Plan

NOTES:

- 1 - Design as per NBC (2005) requirements and Geotechnical Investigation Report by Parkland Geotechnical Consulting Ltd. NO. Rd2043 dated Sept. 2008.
- 2 - Refer to above mentioned report (Section 6.4 in particular) regarding excavation, drainage and precautionary measures.
- 3 - Reinforcing bars as per CSA G30.18 Gr. 400
- 4 - Concrete as per CAN/CSA A23.1-M00 and geo technical report: "Sulphate Resisting (Type 50) Portland cement with a maximum water/cementing materials ratio of 0.40 and a minimum 28 day compressive strength of 28 Mpa (4000 psi) plus 5-7% air .



Elevation
Scale: 1" = 1'-0"

| REVISIONS | | | |
|-----------|---|------------|----------|
| No. | DESCRIPTION | Init. Vêr: | DATE |
| 00 | PRÉSENTATION | MV | 14-12-02 |
| 01 | PRÉSENTATION | MV | 14-12-12 |
| | REV. REMOVED AVANTATA LONG GROVE TEXT | | |
| 02 | PRÉSENTATION | SD | 15-04-03 |
| | REV. CHANGE STYLISH | | |
| 03 | PRÉSENTATION | SD | 15-05-01 |
| | REV. REMOVE COLUMNS | | |
| 04 | PRÉSENTATION | MV | 15-05-19 |
| | REV. AS PER COMMENTS | | |
| 05 | PRÉSENTATION | MV | 15-06-04 |
| | REV. MATERIAL LEGEND | | |
| 06 | PRÉSENTATION | MV | 15-06-22 |
| | REV. | | |
| 07 | PRÉSENTATION | MV | 15-06-23 |
| | REV. BRACING | | |
| 08 | PRÉSENTATION | MV | 15-06-26 |
| | REV. BASE DRAWING, ARROW REVISION AND RECALCULATION | | |
| 09 | PRODUCTION | MG | 15-06-30 |



TOUTE RÉVISION DOIT ÊTRE NOTIFIÉE PAR UN CERCLE ROUGE ET UN NUMÉRO D'ORDRE DE RÉVISION.

RESPONSABLE: MIKE MELE

CHARGE DE PROJET: ROXANE METCALFE

CLIENT: LEGACY HEALTHCARE
7040 N RIDGEWAY AVE
LINCOLNWOOD, IL

SITE/PROJET: AVANTARA - LONG GROVE
1686 CHECKER ROAD
LONG GROVE, IL

TITRE: ÉLÉVATIONS GRAPH.

FICHER: 9290_1428490-91_R09_03

10% OFF **SHOP NOW!** PROMOTION CODE: **AQUILA10*** **ENDS 7/10**

*Receive 10% off your purchase with promotion code AQUILA10. Offer expires 7/10/2015 at 11:59pm CDT. Excludes Poles & Ballasts and Cree® LED Lamps. One-time use only. Maximum discount of \$2,000.

Home /

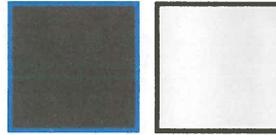


**Small LED Floodlight -
Neutral White, Dark
Bronze** **\$64.99**

SKU: E-CF2L21N2Z

*** FINISH COLOR:**

Dark Bronze

*** COLOR TEMPERATURE:**

Neutral White (4000K)

Quantity

ADD TO CART

ADD TO QUOTE

IN STOCK

RATINGS

WRITE A REVIEW

ASK A QUESTION

DETAILS

SPECS & GUIDE

ACCESSORIES

REVIEWS

Q&A

OVERVIEW

21-Watt Neutral White small LED Floodlight fixture. Dark bronze finish with NPS aluminum die-cast swivel fitter mount. Universal voltage (120V through 277V).

FEATURES

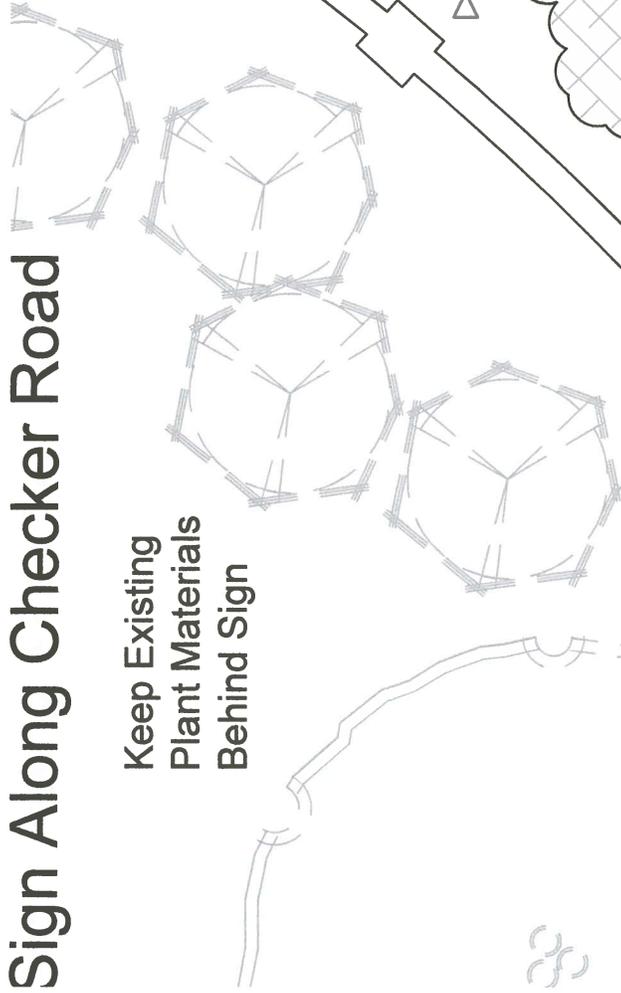
- Non-dimmable
- 21W LED
- Polyester powder-coat finish
- Tempered glass lens, thermal shock and impact resistant
- 1/2-inch NPS aluminum die-cast swivel fitter attaches to standard J-box
- Universal voltage (120V through 277V)
- UL Listed for wet locations

APPLICATIONS

Security, building facades, displays, signs, and other residential uses.

Sign Along Checker Road

Keep Existing
Plant Materials
Behind Sign



NORTH

Transplant
Daylilies



BERTOG
Landscape Co.

625 Wheeling Road
Wheeling, IL 60090

Phone: 847.279.0028
Fax: 847.279.0271

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

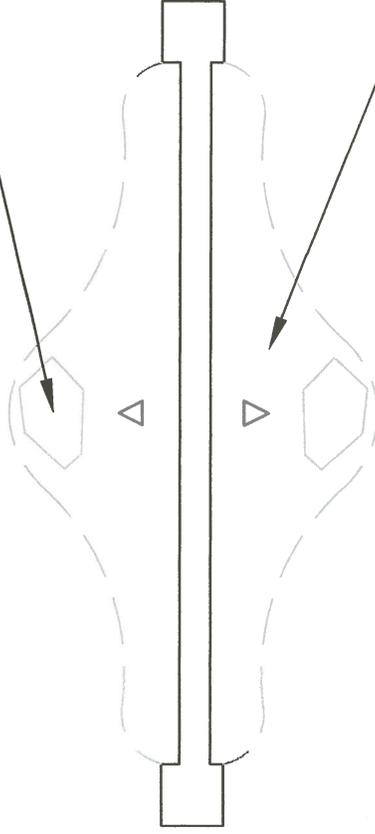
Avantara of Long Grove

1666 Checker Road Long Grove, IL

Sign Along Arlington Heights Road



Install boulders around
light fixtures



Install mulch
in front of sign



BERTO
Landscape Co.

625 Wheeling Road
Wheeling, IL 60090

Phone: 847.279.0028
Fax: 847.279.0271

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

Avantara of Long Grove

1666 Checker Road Long Grove, IL



ITEM #4: For the ARCHITECTURAL COMMISSION, July 20th @ 7:00 P.M.

REQUEST: Consideration of a request for signage for the “Scout & Forge”, 427 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Matthew Potempa.

UPDATE;

At the June 22nd meeting the AC made the following motions with respect to this request for signage;

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester to recommend approval of the ground sign as submitted with respect to color, copy, size type and materials, subject to the following conditions;

- The ground sign shall not be installed and displayed until details regarding the foundation of the sign, the 4” x 4” posts, and sign mounting details (to the 4” x 4” posts) are submitted to the AC for further review and consideration. On a voice vote; all aye.*

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester to recommend approval of the hanging sign as submitted with respect to color, copy, size type and materials, subject to the following conditions;

- The hanging sign shall not be installed and displayed until details regarding the attachment of the sign to the structure and details of the interface of the sign with building features are submitted to the AC for further review and consideration. On a voice vote; all aye.*

Staff has contacted the petitioner requesting the information noted in the above motion of the AC. To date staff has received information pertaining to the ground sign (attached) but nothing on the hanging sign.

Continuation of the hanging sign portion of the request is suggested; the ground sign is approvable.

HISTORY/STAFF REVIEW:

The property in question is located on the east side of Robert Parker Coffin Road near the covered bridge and abuts the Stemple Parking lot. The property is adjacent to Ryan Messner Insurance. The space was formerly occupied as "Carriage Trade".

Based upon the items submitted the petitioner is requesting two (2) signs. A ground sign measuring 60" x 32" (13 square feet) to be located in front of the building and a hanging sign measuring 16" x 48" (5.2 square feet) to be mounted directly to the structure over the front entrance. The ground sign is double faced. In total 18.2 square feet of signage is proposed. Materials out of which the signs will be constructed are carved solid wood. The signage will be grey, white and metallic bronze with regard to the color scheme (see "proof" included). Signage appears to be non-illuminated or will utilize existing illumination as no lighting specs were submitted with the application.

Square footage of the commercial space for which the signage is being requested is approximately 1140 square feet. For retail spaces containing 1,001 to 3,000 sq. ft. of floor area 20 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 (18.2 square feet), the request is below the maximum square footage limitation for the floor area at this location.

SIGN REGULATIONS:

(E) Historic Business District Signs: Signs within the B1 historic business district must comply with the regulations of general applicability as set forth throughout this section, except as specifically set forth in this subsection (E). Signs within this area should reflect the historic and eclectic character of the historic business district and be integrated with the landscaping and architecture to the greatest extent possible. The following regulations apply to signs within the B1 historic business district:

1. Open Signs: A business may display one illuminated open sign, provided that such illuminated "Open" sign: a) is no more than one square foot in area, b) includes lighted white letters on an unlit background, c) does not exceed an illumination level of eight hundred forty (840) lumens, and d) otherwise complies with those provisions of subsection (D)1 of this section that are not inconsistent

with this subsection (E)1, except that the approval of the architectural commission shall not be required. A business may not display a lighted open sign at times when the business is not open to the public for normal business.

2. Neon Illumination: Neon illumination of signs is only permitted: a) if neon is used as part of an "Open" sign that meets the requirements of subsection (E)1 of this section, or b) upon application and approval of a variation from the requirements of this code pursuant to subsection 5-11-15(E)1(c) of this title. For purposes of a request for a variation for neon sign illumination, a practical difficulty or particular hardship may be found to exist when the neon illumination of signs would be traditionally appropriate for the nature of the business and if such proposed sign is appropriate to the architectural style or era of construction of the business.

3. Maintenance: If signs are not properly maintained they must be removed or replaced. Proper maintenance includes: a) repairing of any damage caused by weather or other impact, b) ensuring signs do not pose a hazard, or provide misleading information, to pedestrians or motorists, c) repairing cracks, fading, or general deterioration.

4. Materials: Signs should be constructed of high quality, long lasting and natural building materials, which may include painted wood, metal, or stone, but may not include particle board, plastic, or highly reflective metallic material unless expressly approved by the architectural commission.

5. Awnings: Businesses having awnings may include the business's name as copy along the lower edge or fringe of an awning, but any awning displaying such copy shall be considered a wall or canopy sign as allowed by subsection (E)7 of this section and included in the maximum sign area calculation for that location.

6. Flags: Flags, in good condition and totaling not more than fifteen (15) square feet per zoning lot or per principal structure, may be displayed.

7. Number: The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs, singularly or in combination, shall not exceed the maximum permitted sign area.

8. Total Size: Except as otherwise authorized by variation pursuant to subsection 5-11-15(E)1(c) of this title, the cumulative total square footage for all signs shall not exceed the following:

**MAXIMUM SIGN AREA PERMITTED IN THE
B1 BUSINESS ZONING DISTRICT
(In Square Feet)**

| Total Area Of Business In Square Feet | B1 Setback (building and all signs) less than 50' from nearest edge of pavement of main roadway unless otherwise approved by architectural commission | B1 Setback (building and all signs) at least 50' from nearest edge of pavement of main roadway |
|---------------------------------------|---|--|
| 1 - 1,000 | 12 | 16 |
| 1,001 - 3,000 | 20 | 26 |
| 3,001 - 5,000 | 30 | 38 |
| 5,001 or greater | 30 | 38 |

Except as otherwise provided, square footage, for the purpose of this subsection (E), shall be calculated based on single sign face of any double faced sign.

9. Temporary Banner Signs: The village planner may authorize temporary banner signs that conform with subsection (G)2(i) of this section for a period not exceeding sixty (60) days for signs that relate

to the business, service, pursuit, or event conducted on or within the premises on which the sign is displayed.

10. Sandwich Board Signs: The village planner may authorize one sandwich board sign, with cumulative total of all sign faces not exceeding twelve (12) square feet in addition to the total number and square footage of signs otherwise authorized, if requested as part of a business's annual business license application. The authorization to display a sandwich board sign must be renewed annually with the business license and include site plan identifying the general placement of the sign as well as a scaled drawing (or "proof") identifying the dimensions, materials and copy of the sign. Sandwich board signs may not obstruct pedestrian or vehicular ingress or egress, and must be placed inside the structure when the business authorized to display such sign is closed to the public. Such signage shall be nonilluminated and may not adversely impact the health, safety, and welfare of the general public. Sandwich board signs may not be located on, or otherwise obstruct, pedestrian walkways, parking lots, and streets and be adjacent to the destination they are intended to serve but may not be displayed in the right of way. For purposes of this subsection (E), a "sandwich board sign" shall be a portable and temporary A-frame sign that is designed to be self-supporting by nature, which sign may have two (2) sign faces and should be simple, unique and constructed of high quality materials that complement the landscaping and architecture of the B1 district.

11. Setbacks: Unless otherwise specified, setbacks shall be subject to the review and approval of the architectural commission.

ARCHITECTURAL COMMISSION DECISION:

The request as proposed is permissible: the square footage as proposed is within maximum amount of square footage permitted at this location per the Village Code.

The Commission should review the request for signage against the aforementioned regulations and render a determination based upon those criteria as well as the appropriateness of the signage at this location in relation to other signage on the structure.

An excerpt from the Downtown Design Guidelines (attached) with respect to downtown signage should also be considered by the AC. The proposed signage appears to be very compatible with recommendations found in the design guidelines.

Matthew Potempa
Scout and Forge
427 Robert Parker Coffin Rd.

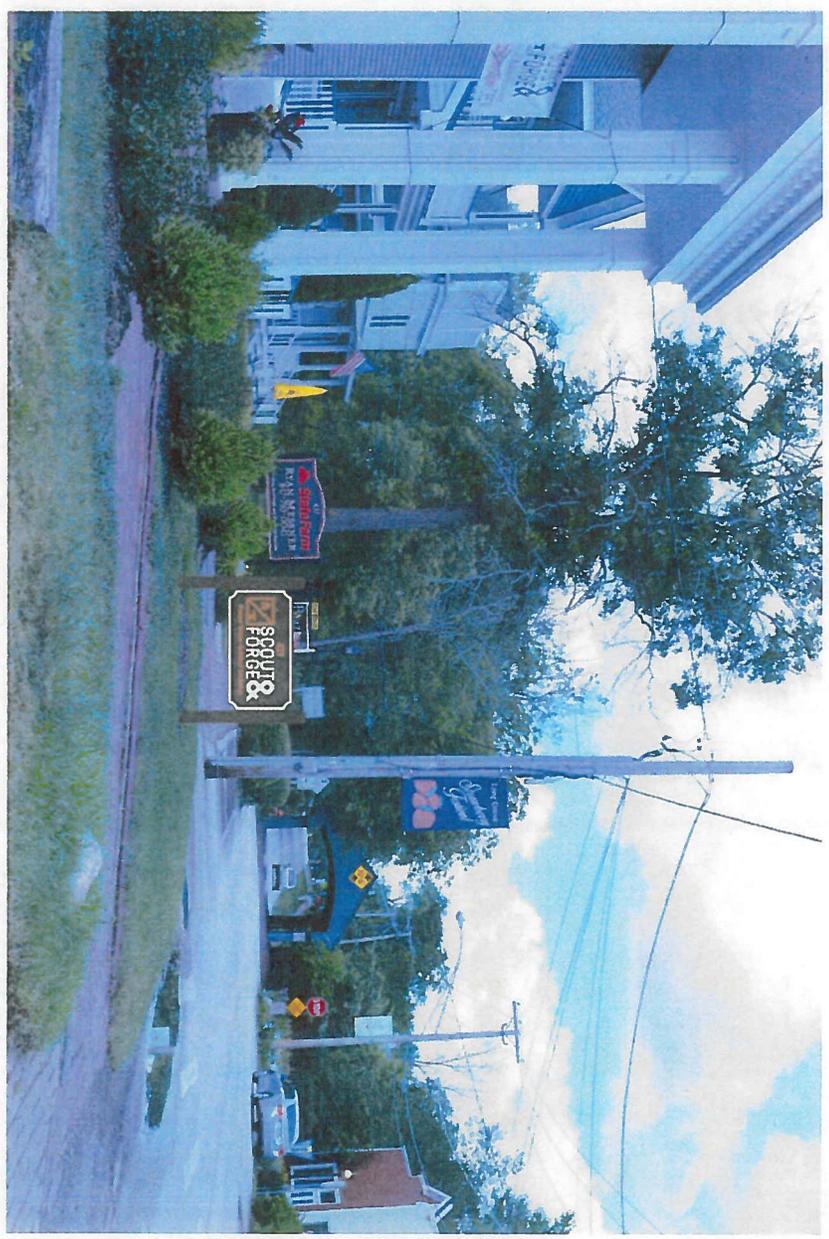
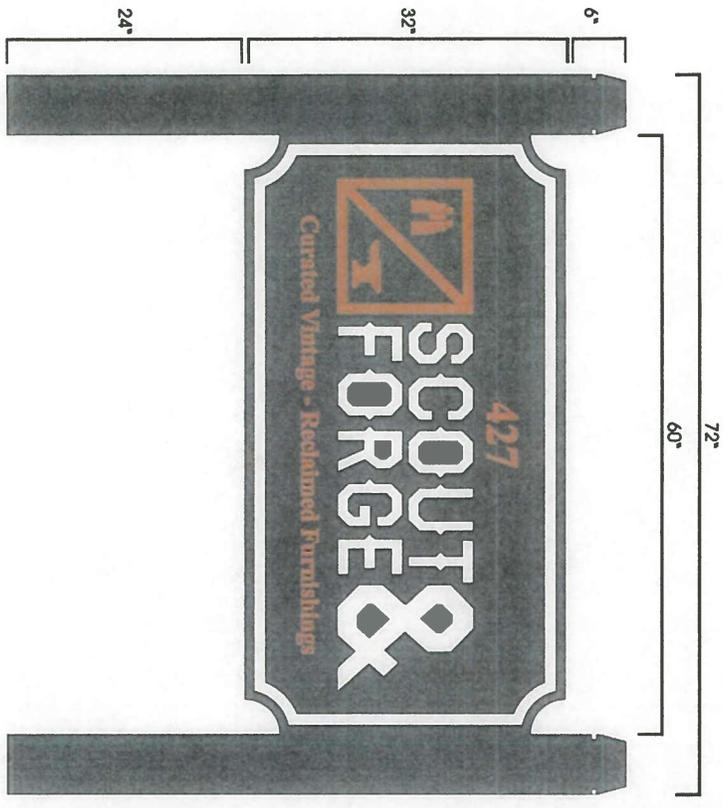
Ground Mounted Sign Details

- Sign will be flush mounted between 6x6 cedar posts, secured with through bolts.
- Tops of posts are chamfered and have a horizontal notch, providing a decorative element.
- Posts will be painted dark grey to match sign.
- Posts will be securely installed below the frost line.

Hanging Sign on Building

- Postponed.
- We will bring this before the AC if we pursue it at a future date.

Matthew Potempa
Scout & Forge





ITEM #4: For the ARCHITECTURAL COMMISSION, July 20th @ 7:00 P.M.

REQUEST: Consideration of a request for signage for the “Scout & Forge”, 427 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Matthew Potempa.

UPDATE;

At the June 22nd meeting the AC made the following motions with respect to this request for signage;

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester to recommend approval of the ground sign as submitted with respect to color, copy, size type and materials, subject to the following conditions;

- The ground sign shall not be installed and displayed until details regarding the foundation of the sign, the 4” x 4” posts, and sign mounting details (to the 4” x 4” posts) are submitted to the AC for further review and consideration. On a voice vote; all aye.*

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester to recommend approval of the hanging sign as submitted with respect to color, copy, size type and materials, subject to the following conditions;

- The hanging sign shall not be installed and displayed until details regarding the attachment of the sign to the structure and details of the interface of the sign with building features are submitted to the AC for further review and consideration. On a voice vote; all aye.*

Staff has contacted the petitioner requesting the information noted in the above motion of the AC. To date staff has received no response to the request.

Continuation of this item is suggested.

HISTORY/STAFF REVIEW:

The property in question is located on the east side of Robert Parker Coffin Road near the covered bridge and abuts the Stemple Parking lot. The property is adjacent to Ryan Messner Insurance. The space was formerly occupied as “Carriage Trade”.

Based upon the items submitted the petitioner is requesting two (2) signs. A ground sign measuring 60" x 32" (13 square feet) to be located in front of the building and a hanging sign measuring 16" x 48" (5.2 square feet) to be mounted directly to the structure over the front entrance. The ground sign is double faced. In total 18.2 square feet of signage is proposed. Materials out of which the signs will be constructed are carved solid wood. The signage will be grey, white and metallic bronze with regard to the color scheme (see "proof" included). Signage appears to be non- illuminated or will utilize existing illumination as no lighting specs were submitted with the application.

Square footage of the commercial space for which the signage is being requested is approximately 1140 square feet. For retail spaces containing 1,001 to 3,000 sq. ft. of floor area 20 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 (18.2 square feet), the request is below the maximum square footage limitation for the floor area at this location.

SIGN REGULATIONS:

(E) Historic Business District Signs: Signs within the B1 historic business district must comply with the regulations of general applicability as set forth throughout this section, except as specifically set forth in this subsection (E). Signs within this area should reflect the historic and eclectic character of the historic business district and be integrated with the landscaping and architecture to the greatest extent possible. The following regulations apply to signs within the B1 historic business district:

1. Open Signs: A business may display one illuminated open sign, provided that such illuminated "Open" sign: a) is no more than one square foot in area, b) includes lighted white letters on an unlit background, c) does not exceed an illumination level of eight hundred forty (840) lumens, and d) otherwise complies with those provisions of subsection (D)1 of this section that are not inconsistent

with this subsection (E)1, except that the approval of the architectural commission shall not be required. A business may not display a lighted open sign at times when the business is not open to the public for normal business.

2. Neon Illumination: Neon illumination of signs is only permitted: a) if neon is used as part of an "Open" sign that meets the requirements of subsection (E)1 of this section, or b) upon application and approval of a variation from the requirements of this code pursuant to subsection 5-11-15(E)1(c) of this title. For purposes of a request for a variation for neon sign illumination, a practical difficulty or particular hardship may be found to exist when the neon illumination of signs would be traditionally appropriate for the nature of the business and if such proposed sign is appropriate to the architectural style or era of construction of the business.

3. Maintenance: If signs are not properly maintained they must be removed or replaced. Proper maintenance includes: a) repairing of any damage caused by weather or other impact, b) ensuring signs do not pose a hazard, or provide misleading information, to pedestrians or motorists, c) repairing cracks, fading, or general deterioration.

4. Materials: Signs should be constructed of high quality, long lasting and natural building materials, which may include painted wood, metal, or stone, but may not include particle board, plastic, or highly reflective metallic material unless expressly approved by the architectural commission.

5. Awnings: Businesses having awnings may include the business's name as copy along the lower edge or fringe of an awning, but any awning displaying such copy shall be considered a wall or canopy sign as allowed by subsection (E)7 of this section and included in the maximum sign area calculation for that location.

6. Flags: Flags, in good condition and totaling not more than fifteen (15) square feet per zoning lot or per principal structure, may be displayed.

7. Number: The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs, singularly or in combination, shall not exceed the maximum permitted sign area.

8. Total Size: Except as otherwise authorized by variation pursuant to subsection 5-11-15(E)1(c) of this title, the cumulative total square footage for all signs shall not exceed the following:

**MAXIMUM SIGN AREA PERMITTED IN THE
B1 BUSINESS ZONING DISTRICT
(In Square Feet)**

| Total Area Of Business In Square Feet | B1 Setback (building and all signs) less than 50' from nearest edge of pavement of main roadway unless otherwise approved by architectural commission | B1 Setback (building and all signs) at least 50' from nearest edge of pavement of main roadway |
|---------------------------------------|---|--|
| 1 - 1,000 | 12 | 16 |
| 1,001 - 3,000 | 20 | 26 |
| 3,001 - 5,000 | 30 | 38 |
| 5,001 or greater | 30 | 38 |

Except as otherwise provided, square footage, for the purpose of this subsection (E), shall be calculated based on single sign face of any double faced sign.

9. Temporary Banner Signs: The village planner may authorize temporary banner signs that conform with subsection (G)2(i) of this section for a period not exceeding sixty (60) days for signs that relate to the business, service, pursuit, or event conducted on or within the premises on which the sign is displayed.

10. Sandwich Board Signs: The village planner may authorize one sandwich board sign, with cumulative total of all sign faces not exceeding twelve (12) square feet in addition to the total number and square footage of signs otherwise authorized, if requested as part of a business's annual

business license application. The authorization to display a sandwich board sign must be renewed annually with the business license and include site plan identifying the general placement of the sign as well as a scaled drawing (or "proof") identifying the dimensions, materials and copy of the sign. Sandwich board signs may not obstruct pedestrian or vehicular ingress or egress, and must be placed inside the structure when the business authorized to display such sign is closed to the public. Such signage shall be nonilluminated and may not adversely impact the health, safety, and welfare of the general public. Sandwich board signs may not be located on, or otherwise obstruct, pedestrian walkways, parking lots, and streets and be adjacent to the destination they are intended to serve but may not be displayed in the right of way. For purposes of this subsection (E), a "sandwich board sign" shall be a portable and temporary A-frame sign that is designed to be self-supporting by nature, which sign may have two (2) sign faces and should be simple, unique and constructed of high quality materials that complement the landscaping and architecture of the B1 district.

11. Setbacks: Unless otherwise specified, setbacks shall be subject to the review and approval of the architectural commission.

ARCHITECTURAL COMMISSION DECISION:

The request as proposed is permissible: the square footage as proposed is within maximum amount of square footage permitted at this location per the Village Code.

The Commission should review the request for signage against the aforementioned regulations and render a determination based upon those criteria as well as the appropriateness of the signage at this location in relation to other signage on the structure.

An excerpt from the Downtown Design Guidelines (attached) with respect to downtown signage should also be considered by the AC. The proposed signage appears to be very compatible with recommendations found in the design guidelines.



ITEM #5: For the **ARCHITECTURAL COMMISSION** on **MONDAY, July 20th @ 7:00 P.M.**

REQUEST: Consideration of a request for Temporary Outdoor Lighting by the Ela Soccer Club for property known as the Long Grove Soccer Park near the intersection of Checker and Old Hicks Roads, submitted by Mr. Doug Anderson.

HISTORY/STAFF REVIEW:

History:

The property in question was annexed, zoned and purchased by the Village in 2005 as part of the Menard's Development. The property is classified under the OS-R District regulations. The OS-R is defined as follows;

"OS-R, which is intended to fulfill the village's future recreational needs. Uses that promote the village's general recreation needs may be allowed as a special use within the OS-R district. These special uses include, but are not limited to: ball fields and courts, golf courses, trails and tracks, swimming pools and beaches, picnic and concession areas, and playgrounds and tot lots. The special uses that may be allowed in the OS-N and OS-P districts may be allowed as special uses within the OS-R district as well. (Ord. 2007-O-04, 4-24-20"

The property has been contemplated as use for soccer fields since it was purchased in 2005. The Ela Soccer Club leases the property from the Village and is developing the soccer fields on site. Temporary outdoor lighting is requested at this time. At some point permanent outdoor lighting will likely be considered for the site.

Proposed Project:

The Ela Soccer Club has entered into a lease of the Long Grove Soccer fields between Menard's and the Buffalo Creek Forest Preserve on the south edge of the Village (See aerial photo).

The soccer club is developing the fields for play and is requesting the use of temporary portable lighting for soccer practices. At some point permanent lighting will likely be installed. Temporary lighting is proposed to be in use in the evening hours; 4 to 9 PM; Monday through Friday from mid-March to mid-June and mid-August to mid-November. Lighting would be stored off-site when not needed on-site. Similar lighting is being used in Lake Zurich, Kildeer and Deer Park.

An Allmand "Nite-Lite Pro Generation II" portable unit is proposed. This is a diesel powered unit with a 30' maximum tower height. Towers may be rotated 360 degrees. Four (4) 1250 Watt metal halide light fixtures are situated in each tower providing 150,000 lumens of initial output per lamp (specs attached). Eight (8) units are proposed at locations depicted on the attached site plan.

Although photometrics have not been provided, aerial photos of such lighting (attached) indicate that lighting is contained to the area where pointed and little is any leakage from such lighting is apparent.

ARCHITECTURAL COMMISSION DECISION:

The AC lighting the criteria and regulations typically used in evaluating lighting proposal are not useful in this instance as this type of lighting is not contemplated under these regulations.

As this is Village owned property and the soccer fields were anticipated since the property was purchased this lighting could be considered as permitted as a temporary “civic” use per the Village Code as follows;

“Civic Uses Of Public Property: On publicly owned property, any civic use of any public building or property when authorized by the governmental agency owning or controlling such property; provided, however, that no such use shall impose an undue adverse effect on neighboring streets or lots”.

However, staff is bringing this item to the AC more for “oversight” purposes as well as to treat the request in same manner as other requests for exterior lighting.

Given the location on the edge of town and existing ambient light from other sources, namely the Route 53 terminus, impacts to surrounding properties, particularly residential properties should be minimal. As the property has been contemplated for uses under the OS-R District and anticipates ball fields and courts it is neither uncommon nor unreasonable to have illumination of such facilities.

The portable illumination appears to be more or less dark sky compliant and given the limited hours of operation should be minimally intrusive to this part of town.

The temporary lighting should also serve as an indicator of any issues which may arise with the permanent lighting in the future.



**STRUCTURE/FIXTURE
ARCHITECTURAL COMMISSION APPLICATION**

DATE: June 24, 2015

APPLICANT'S NAME: Doug Anderson / Jackie Marais E-MAIL: doug.anderson@bluefence.com

ADDRESS: 143 E Main Street, Lake Zurich, IL 60047 PHONE: 847-687-3424

NAME OF BUSINESS: Ela Soccer Club

BUSINESS ADDRESS: Village of Long Grove Soccer Park PHONE: _____

TYPE OF STRUCTURE/FIXTURE: portable lights

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:
 - A. PROVIDE SITE PLAN.
 - B. PROVIDE PHOTOGRAPH OF SITE.
 - C. SQUARE FOOTAGE OF STRUCTURE _____ SQUARE FEET.

2. DRAWING OF PLANNED STRUCTURE/FIXTURE:
 - A. DIMENSIONS.
 - B. ELEVATIONS (ALL DIRECTIONS).
 - C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS.

3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE:

Ela Soccer Club / Jackie Marias PHONE: 847-751-0180

_____ E-MAIL jackie.marais@elasoccer.com

The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for any corrections or modifications required to meet the standards of the Village, and further approves the work to be done on their property.

Ela Soccer Club

BUSINESS OWNER(S)
Village of Long Grove

PROPERTY OWNER(S)

APPLICATION APPROVAL: _____ DATE: _____

ELA SOCCER



June 24, 2015

Village of Long Grove,

The Ela Soccer Club is requesting permission to place portable lights at the Village of Long Grove Soccer Park.

- These lights would be on site from Mid March to Mid June and from Mid August to Mid November.
- The lights will then be moved to storage during all other times.
- These lights would be used for soccer practices from 4pm to 9pm, Monday thru Friday.
- Lights would be positioned away from any residences, similar to the portable lights we are currently using at Knigge Park in Lake Zurich, Stefanik Park in Kildeer and Town Center Park in Deer Park.



143 E Main St, Suite 100 | Lake Zurich, Illinois 60047

(847) 726-6909 | elasoccer.com

a 501(c)3 Not-For-Profit Organization | Proud member of US Youth Soccer & the United States Soccer Federation

SHO-HD

NIGHT-LITE PRO

GENERATION II

SPECIFICATIONS

- Engine:** Liquid-cooled diesel operating at 1800 rpm including:
Kohler KDW 1003 13.4 hp (7.5 kW generator)
Kubota D-1005 BG 13.1 hp (7.5 kW generator)
Kubota D-1105 BG 13.6 hp (8 kW generator)
CAT C1.1 14.3 hp (8 kW generator)
Low oil pressure / high temperature automatic shutoff standard
- Starting:** 12 volt electric
Glow plug cold starting system
- Fuel Capacity:** 30 gal. (114 L)
- Operating Time:** Up to 65 hrs. without refueling
- Lighting:** 4-1250 watt metal halide fixtures
Initial output of 150,000 lumens per lamp
- Electrical:** Alternator (Generator): 60 Hz, 1-phase, capacitor-regulated
Ballast: Easily serviceable, removable plug-in assemblies
120 VAC duplex GFCI convenience outlet
Ground Rod
- Tower:** 30 ft. heavy-duty three-section tower
Self-lubricating nylon wear pads
Rotation: 360° rotatable from the ground
- Trailer:** Frame: Formed, welded steel
Adjustable height, reversible combination 2" (50mm)
ball coupler and 3" (75mm) pintle towing hitch
Heavy-duty enclosure with lockable molded poly lift-up access doors
Stop / Turn / Tail Lights
Forklift pockets and lifting eye
Tie down rings
- Stabilizers:** Four-point design
Tower center-mounted between two retractable side
outriggers, rear jack and tongue jack
Remains operational in wind gusts up to 65 mph
(104.6 kph) **Domestic Shipping Weight:**
Light Fixtures: 15 lbs. (6.8 kg) (each)
Trailer and Mast: 1,610 lbs. (732 kg)



VALUE-ADDED FEATURES

SHO-HD (super high output-high definition) parallel lamp fixtures provide over 50% more lumens per fixture than competitive light towers. Brighter, whiter light promotes improved worker comfort and safety.

Molded poly heavy-duty gull-wing enclosure doors allow easy service access, resist impact damage and will not rust.

Captive latch on tower support and outriggers eliminates potential for lost pins.

Forklift Pockets and Lifting Eye allow easy loading and unloading of up to 12 units on a flatbed truck.

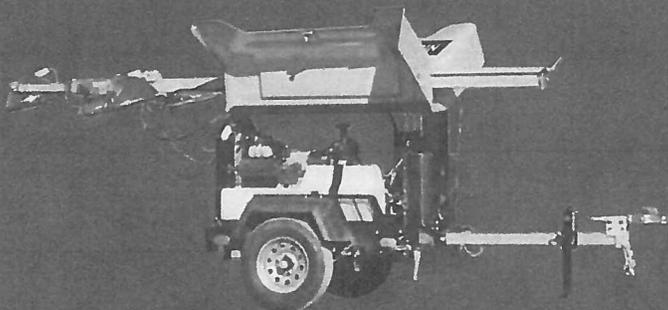
30-gallon molded polyethylene fuel tank eliminates contamination from rust and corrosion commonly associated with metal tanks. Provides approximately 65 hours of continuous operation.

OPTIONS

- Saf-T-Visor™
- Tower Cord Reel
- Heavy Duty Battery
- 7-Pole Taillight Connector
- 240 volt 30 amp twist lock receptacle
- Full fluid containment system

DIMENSIONS

- Height mast lowered: 5 ft. 9 in. (1.75 m)
- Height mast raised: 30 ft. (9.1 m)
- Length with fixtures: 14 ft. 7 in. (4.45 m)
- Width: 4 ft. 3 in. (1.3 m)
- Outrigger Width: 8 ft. 4 in. (2.54 m)
- Wheels and Tires: 13 in.



Allmand

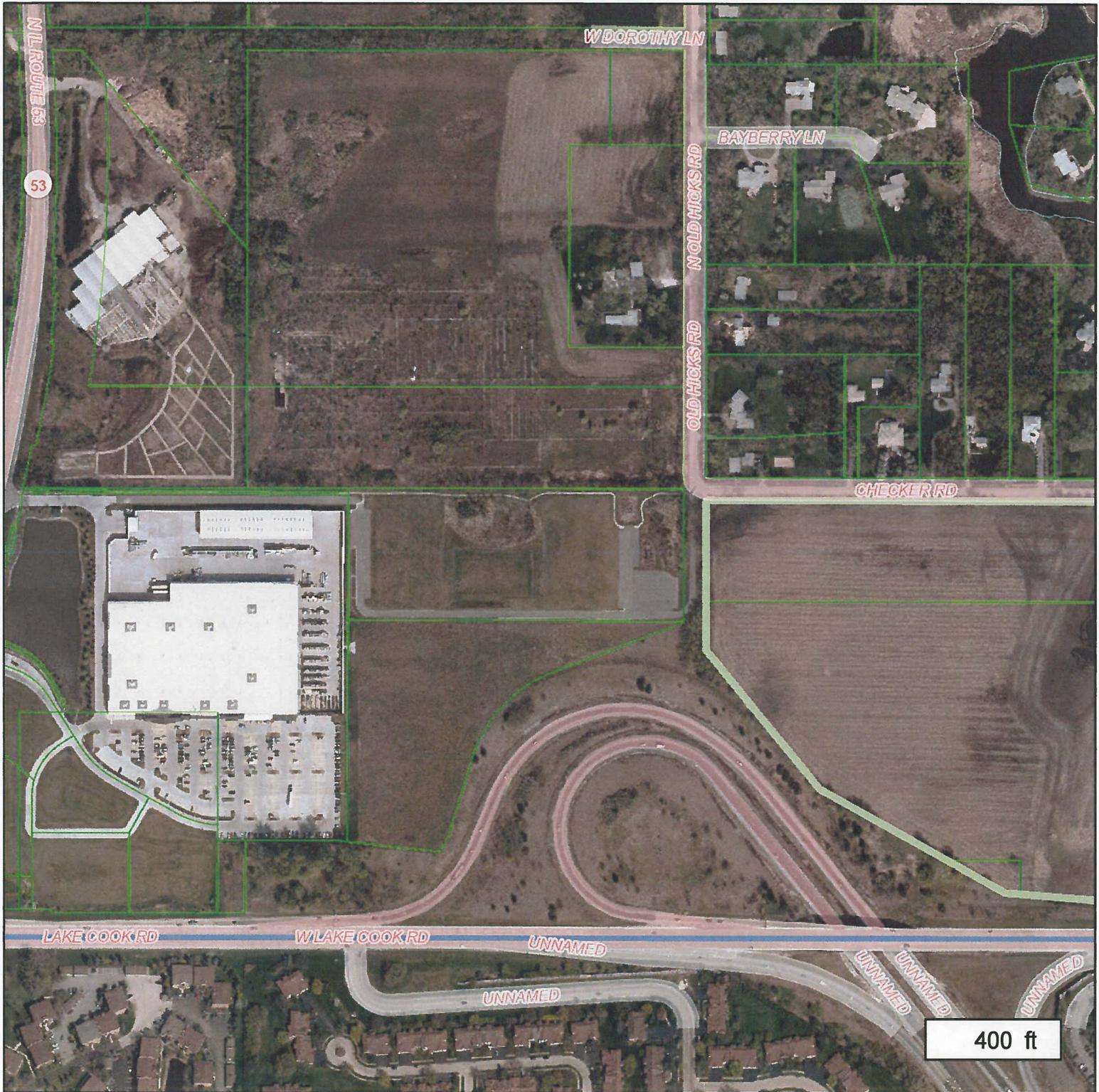
REV A

ALLMAND BROS. INC.
1502 West 4th Ave.
Holdrege, NE 68949
PH. 800.562.1373 Fax 308.995.5887
www.allmand.com

Reliability, performance,
and integrity since 1938



Lake County, Illinois



 **LakeCounty**
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

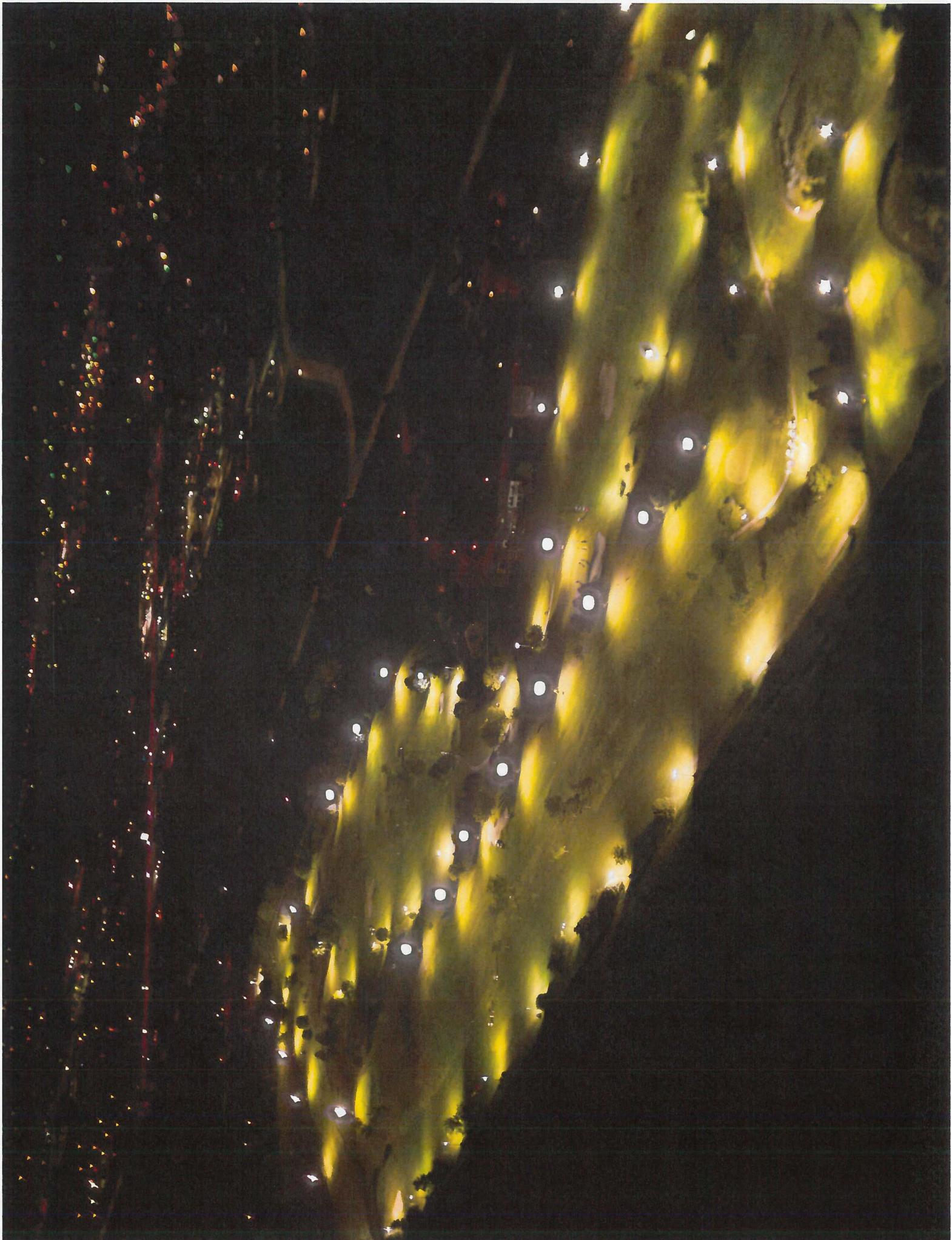
Map Printed on 7/15/2015



-  Tax Parcels
-  Forest Preserves

Disclaimer:

The selected feature may not occur anywhere in the current map extent. 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.







ITEM #6: For the ARCHITECTURAL COMMISSION on MONDAY, July 20, 2015 @ 7:00 P.M.

REQUEST: Consideration of a request for exterior alteration (paint\patio) for property located at 405 Robert Parker Coffin Road within the B-1 Historic District, submitted by Super Construction on behalf of the Long Green L.L.C.

PROPOSAL

The petitioner proposes that a color change and outdoor patio to the existing property at 405 Robert Parker Coffin Road.

To date no specifications have been received by the petitioner regarding the patio. Staff will need to review this request from the zoning and AC perspectives.

The petitioner also proposes a color change to the structure for the existing "beige" to Benjamin Moore 2005-20 "Hot Apple Spice". Trim color will remain the same.

A photo of the existing building, as well as the proposed color change (house photo) is attached.

A paint chip should be provided at meeting time building design & facades.

ARCHITECTURAL COMMISSION DECISION:

The AC should review the appropriateness of the proposed color change at this location and specifically in relation to the building and the area as a whole. An excerpt from the "Downtown Design Guidelines" is attached regarding building architecture and façade treatments.

Although no building permit is required for paint (but the patio area would require a permit) staff is treating this as an exterior alteration. There are no hard and fast standards for such a change save the downtown design guidelines. If AC review is required for the patio improvement that will occur at a future meeting date.

Paint



RECEIVED
JUL 10 2015
VILLAGE OF LONG GROVE

**STRUCTURE/FIXTURE
ARCHITECTURAL COMMISSION APPLICATION**

DATE: 6/10/15

APPLICANT'S NAME: Long Green LLC E-MAIL _____

ADDRESS: PO box 899 Antioch IL 60002 PHONE: 847-343-6099

NAME OF BUSINESS: The Dog House

BUSINESS ADDRESS: 405 Robert Parker Coffin Rd PHONE: 773-406-9252

TYPE OF STRUCTURE/FIXTURE: Commercial

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:
 - A. PROVIDE SITE PLAN.
 - B. PROVIDE PHOTOGRAPH OF SITE.
 - C. SQUARE FOOTAGE OF STRUCTURE _____ SQUARE FEET.

2. DRAWING OF PLANNED STRUCTURE/FIXTURE:
 - A. DIMENSIONS.
 - B. ELEVATIONS (ALL DIRECTIONS).
 - C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS.

3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE:

Super Construction Spring Grove IL PHONE: 815-482-2030

_____ E-MAIL _____

The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for any corrections or modifications required to meet the standards of the Village, and further approves the work to be done on their property.

Marena Upton _____ x _____
 BUSINESS OWNER(S)

Terry Upton _____ x Terry Upton _____
 PROPERTY OWNER(S)

APPLICATION APPROVAL: _____ DATE: _____

James Hogue

From: joe@superconstruction.net
Sent: Monday, July 13, 2015 7:27 AM
To: James Hogue
Cc: Pat Mosely; joe@superconstruction.net
Subject: 405 Robert Parker Coffin Rd
Attachments: image1.JPG; ATT00001.txt; image2.JPG; ATT00002.txt

Please find attached photo of the building located at 405 Robert Parker Coffin Rd.

They only want to replace one color- the main color. The trim color is to remain.

The color they want to replace it with is Benjamin Moore
2005-20 Hot Apple Spice.

Which is in the second photo.

Additionally if necessary we will send someone to the meeting with a paint chip.

We submitted the paperwork on Friday with Sherry.

If there are any questions please call me or Pat.

Thanks very much,

Joe
815-482-2030

Pat
(630) 380-4125



The Dog House of L.G.

Ltd.



Patio



RECEIVED
JUL 10 2015
VILLAGE OF LONG GROVE

**STRUCTURE/FIXTURE
ARCHITECTURAL COMMISSION APPLICATION**

DATE: 6/10/15

APPLICANT'S NAME: Long Green LLC E-MAIL _____

ADDRESS: P.O. Box 899 Antioch IL 60002 PHONE: 847-343-6099

NAME OF BUSINESS: The Dog House

BUSINESS ADDRESS: 405 Robert Parker Lottin Rd PHONE: 773-406-9252

TYPE OF STRUCTURE/FIXTURE: Commercial

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:
 - A. PROVIDE SITE PLAN.
 - B. PROVIDE PHOTOGRAPH OF SITE.
 - C. SQUARE FOOTAGE OF STRUCTURE _____ SQUARE FEET.

2. DRAWING OF PLANNED STRUCTURE/FIXTURE:
 - A. DIMENSIONS.
 - B. ELEVATIONS (ALL DIRECTIONS).
 - C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS.

3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE:

Super Construction Spring Grove IL PHONE: 815-482-2030

_____ E-MAIL _____

The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for any corrections or modifications required to meet the standards of the Village, and further approves the work to be done on their property.

Marena Upton _____ x
BUSINESS OWNER(S)

Terry Upton _____ x Terry Upton
PROPERTY OWNER(S)

APPLICATION APPROVAL: _____ DATE: _____



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Google earth





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Google earth

Google earth





Google earth

feet
meters



Planning and Design Guidelines Privately-owned Properties, *continued*

Historic Downtown

Long Grove Style

Architecture

Follow the requirements set forth in the Long Grove Municipal Code, 7-2-4, Long Grove Style, to the greatest extent possible, except as listed below.

- Emphasize street corners with signature architectural design.
- Vary the architectural styles of contiguous buildings to reflect the eclectic feel of the existing buildings in the Historic Business District.
- Emphasize the distinction between fronts, sides, and backs of the buildings with architectural design elements and / or building materials.
- Incorporate the mass, dimension, scale, materials, facade articulation, roof lines, and overall character of the Historic Downtown into the architectural design of new structures.
- Provide entrances at ground level and insure barrier-free access to building.



Emphasize the distinction between fronts, sides, and backs of buildings with architectural design elements and / or building materials.

Roofs and Facades

- Design buildings facades with a base, middle, and top.
- Subdivide large facades vertically with windows, columns, or other architectural features.
- Thoughtfully integrate ornamentation into the overall building design.
- Use dormers, skylights, and clerestories to enliven the appearance of roofs.
- Do not use false facades or false roof lines.
- Do not use mansard roofs.
- Do not use vinyl or metal sidings.
- Develop a rhythm of design elements, such as alternating windows, to create interest in the building's facade.
- Incorporate windows in front building facade to highlight retail or commercial spaces.



Design building facades with a base, middle, and top.

Building Material

- Use high quality, long lasting building materials (preferred primary building materials include stone, brick, and wood).
- The following materials are considered inappropriate for the Historic Downtown: Concrete block, concrete masonry units, corrugated fiberglass, imitation rock work, and mirror or metallized reflective glass.
- Select masonry colors which are compatible with adjacent structures.
- Use building materials with warm colors. Trim colors should be contrasting but compatible with the building's color.



Use high quality, long lasting building materials.

Business District

Long Grove Style

Architecture

Follow the design recommendations listed for the Historic Downtown with the below addition:

- Complement the architectural style of existing buildings within the Historic Downtown (complementary styles are not limited to Victorian or Greek Revival).



Use architectural design elements that harmonize with the classical styles of existing buildings in the Business District.

Roofs and Facades

Follow the design recommendations listed for the Historic Downtown with the below additions:

- Allow flat roofs in conjunction with gently sloped roofs for office and commercial buildings if the roofs are well designed.
- Use overhanging roofs wherever possible.
- Use green roofs wherever possible.



Subdivide large facades vertically with windows, columns, or other architectural features.

Building Material

Follow the design recommendations listed for the Historic Downtown with the below addition:

- Decorative concrete masonry units are allowed in the Business District within service areas and / or at the rear of the building, hidden from street views.



Use high quality, long lasting building materials.



ITEM #7: For the ARCHITECTURAL COMMISSION; July 20th @ 7:00 P.M.

REQUEST: Consideration of a request for signage for “White Oak Gourmet”; 231/251 Old McHenry Road within the B-1 Historic District, submitted by Roman Signs on behalf of Thomas & Lori Leavitt.

HISTORY/STAFF REVIEW:

The property in question is located in the Mill Pond Development and was formerly occupied by the Sweet Whimsy Bakery.

As submitted the petitioner proposes two (2) signs one (1) hanging sign measuring 23” x 20” (3. sq. ft.) which will be double faced. As second wall sign (single faced) measuring 16”x 36” (4 sq. ft.) is also proposed. Square footage of the commercial space for which the sign is being requested is approximately 1,360 square feet. For retail spaces containing 1,001 to 3,000 sq. ft. of floor area 20 square feet of signage may be allowed per the Village Zoning Code.

Based upon the total square footage of signage proposed (7 square feet +/-), the requested signage is within the square footage limits for the floor area at this location. Signage may be divided up between wall signs, hanging signs and freestanding signs but may not exceed the maximum allowable square footage as allocated by floor area.

The hanging sign would be mounted (w/ “S” hooks & chain) to the existing scroll bracket of the front (west side) of the building. The hanging sign as proposed is to be made of “MDO” (a paintable surface made of plywood with a weather-resistant resin overlay bonded to the wood by heat and pressure.). Lettering is proposed to be painted in green with a white background and green leaf logo incorporated as part of the sign. The wall sign will be sandblasted (wood?) with painted green letters on a white background with a leaf logo to match the hanging sign. No illumination is proposed with either sign. (See attached).

SIGN REGULATIONS:

The following are excerpts of applicable portions of the Village Sign Ordinance:

E) Historic Business District Signs: Signs within the B1 historic business district must comply with the regulations of general applicability as set forth throughout this section, except as specifically set forth in this subsection (E). Signs within this area should reflect the historic and eclectic character of the historic business district and be integrated with the landscaping and architecture to the greatest extent possible. The following regulations apply to signs within the B1 historic business district:

1. Open Signs: A business may display one illuminated open sign, provided that such illuminated "Open" sign: a) is no more than one square foot in area, b) includes lighted white letters on an unlit background, c) does not exceed an illumination level of eight hundred forty (840) lumens, and d) otherwise complies with those provisions of subsection (D)1 of this section that are not inconsistent with this subsection (E)1, except that the approval of the architectural commission shall not be required. A business may not display a lighted open sign at times when the business is not open to the public for normal business.

2. Neon Illumination: Neon illumination of signs is only permitted: a) if neon is used as part of an "Open" sign that meets the requirements of subsection (E)1 of this section, or b) upon application and approval of a variation from the requirements of this code pursuant to subsection [5-11-15\(E\)1\(c\)](#) of this title. For purposes of a request for a variation for neon sign illumination, a practical difficulty or particular hardship may be found to exist when the neon illumination of signs would be traditionally appropriate for the nature of the business and if such proposed sign is appropriate to the architectural style or era of construction of the business.
3. Maintenance: If signs are not properly maintained they must be removed or replaced. Proper maintenance includes: a) repairing of any damage caused by weather or other impact, b) ensuring signs do not pose a hazard, or provide misleading information, to pedestrians or motorists, c) repairing cracks, fading, or general deterioration.
4. Materials: Signs should be constructed of high quality, long lasting and natural building materials, which may include painted wood, metal, or stone, but may not include particle board, plastic, or highly reflective metallic material unless expressly approved by the architectural commission.
5. Awnings: Businesses having awnings may include the business's name as copy along the lower edge or fringe of an awning, but any awning displaying such copy shall be considered a wall or canopy sign as allowed by subsection (E)7 of this section and included in the maximum sign area calculation for that location.
6. Flags: Flags, in good condition and totaling not more than fifteen (15) square feet per zoning lot or per principal structure, may be displayed.
7. Number: The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs, singularly or in combination, shall not exceed the maximum permitted sign area.
8. Total Size: Except as otherwise authorized by variation pursuant to subsection [5-11-15\(E\)1\(c\)](#) of this title, the cumulative total square footage for all signs shall not exceed the following:

**MAXIMUM SIGN AREA PERMITTED IN THE
B1 BUSINESS ZONING DISTRICT
(In Square Feet)**

| Total Area Of Business In Square Feet | B1 Setback (building and all signs) less than 50' from nearest edge of pavement of main roadway unless otherwise approved by architectural commission | B1 Setback (building and all signs) at least 50' from nearest edge of pavement of main roadway |
|---------------------------------------|---|--|
| 1 - 1,000 | 12 | 16 |
| 1,001 - 3,000 | 20 | 26 |
| 3,001 - 5,000 | 30 | 38 |
| 5,001 or greater | 30 | 38 |

Except as otherwise provided, square footage, for the purpose of this subsection (E), shall be calculated based on single sign face of any double faced sign.

9. Temporary Banner Signs: The village planner may authorize temporary banner signs that conform with subsection (G)2(i) of this section for a period not exceeding sixty (60) days for signs that relate to the business, service, pursuit, or event conducted on or within the premises on which the sign is displayed.

10. Sandwich Board Signs: The village planner may authorize one sandwich board sign, with cumulative total of all sign faces not exceeding twelve (12) square feet in addition to the total number and square footage of signs otherwise authorized, if requested as part of a business's annual business license application. The authorization to display a sandwich board sign must be renewed annually with the business license and include site plan identifying the general placement of the sign as well as a scaled drawing (or "proof") identifying the dimensions, materials and copy of the sign. Sandwich board signs may not obstruct pedestrian or vehicular ingress or egress, and must be placed inside the structure when the business authorized to display such sign is closed to the public. Such signage shall be nonilluminated and may not adversely impact the health, safety, and welfare of the general public. Sandwich board signs may not be located on, or otherwise obstruct, pedestrian walkways, parking lots, and streets and be adjacent to the destination they are intended to serve but may not be displayed in the right of way. For purposes of this subsection (E), a "sandwich board sign" shall be a portable and temporary A-frame sign that is designed to be self-supporting by nature, which sign may have two (2) sign faces and should be simple, unique and constructed of high quality materials that complement the landscaping and architecture of the B1 district.

11. Setbacks: Unless otherwise specified, setbacks shall be subject to the review and approval of the architectural commission.

ARCHITECTURAL COMMISSION DECISION:

The Commission should review the request for signage against the aforementioned regulations and render a determination based upon those criteria as well as the appropriateness of the signage at this location in relation to other signage on the structure. As submitted the requested signage is with the parameters of the Village Code and therefore approvable. An excerpt from the "Downtown Design Guidelines" regarding signage is included for consideration by the Commission.

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: | White Oak Gourmet | BUS. PHONE #: | 847-754-0708 |
| BUSINESS ADDRESS: | 231/251 Robert Parker Cottin Road | | |
| BUSINESS OWNER'S NAME: | Thomas + Lori Leavitt | E-MAIL: | LORI@WHITEOAKGOURMET.COM |

| | |
|---|--|
| TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING: | |
|---|--|

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:

- 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:

1360 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
 - 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: | PHONE #: |
| ADDRESS: | E-MAIL: |

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.

Ken Seaman

 PROPERTY OWNER(S)' SIGNATURE(S)

Ken G. Seaman Leavitt

 PROPERTY OWNER(S)' PRINTED NAME(S)

Ken G. Seaman Leavitt

 BUSINESS OWNER(S)' SIGNATURE(S)

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



Single Sided Sandblasted Wood Sign 16"X36"

Letter Height White Oak - 3.5"

Letter Height Gourmet - 3.1"

Dark Green Letters and Border on White Background and Green Leaf



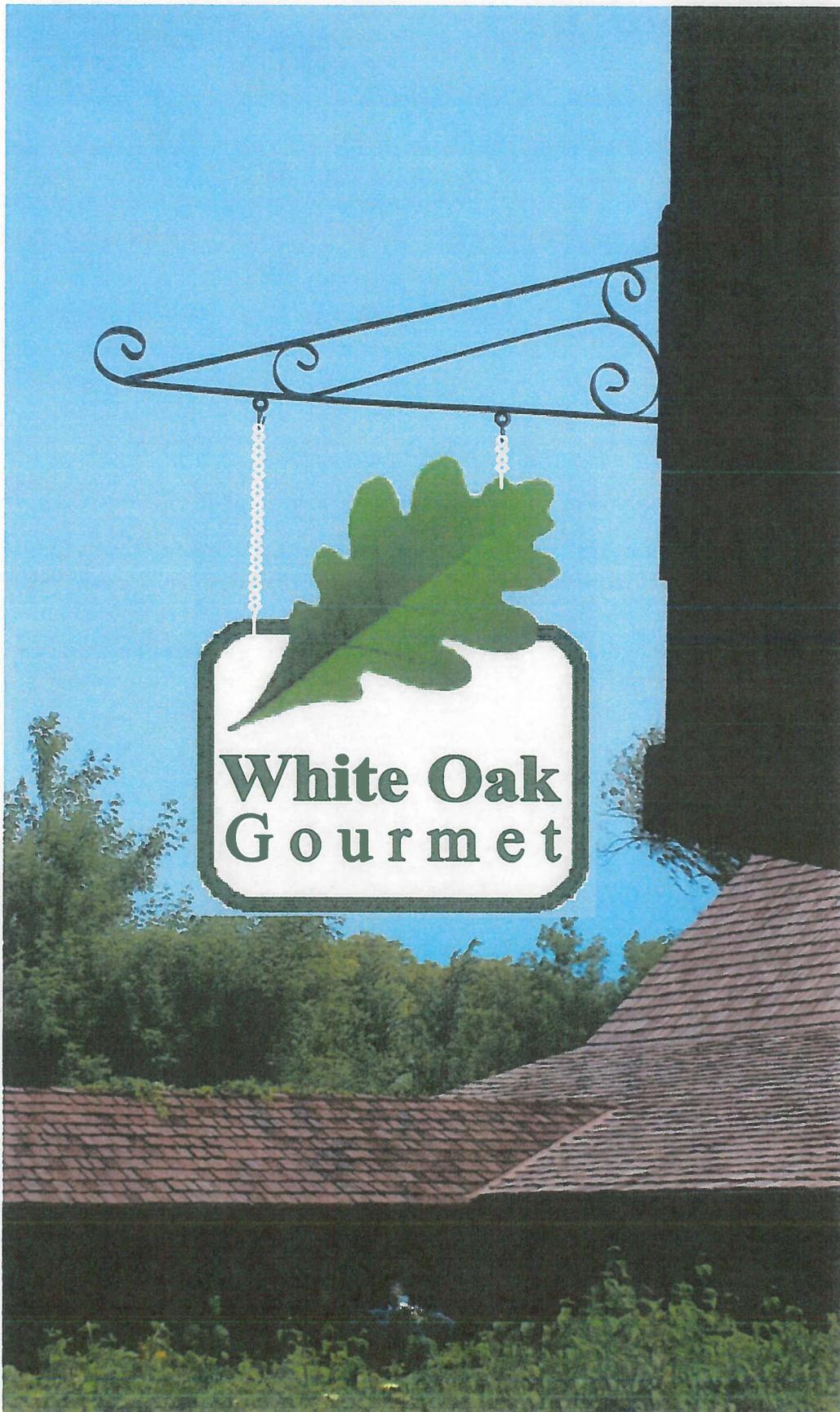
White Oak
G o u r m e t



Double Sided Painted MDO Sign

23" High and 20" Wide

Dark Green Lettering and Border on White with Green Leaf



White Oak
G o u r m e t

PROPOSAL

Roman Signs

819 W. Northwest Hwy.
Barrington, IL 60010

| | |
|--------------|---------|
| PROPOSAL NO. | 88142 |
| SHEET NO. | |
| DATE | 6-29-15 |

PROPOSAL SUBMITTED TO: Lori WORK TO BE PERFORMED AT:

| | | | |
|-----------|-------------------------|---------------|--|
| NAME | White Oak Gourmet | ADDRESS | |
| ADDRESS | Robert Parker Coffin Rd | DATE OF PLANS | |
| | Long Grove, IL | | |
| PHONE NO. | 847-754-0708 | ARCHITECT | |

We hereby propose to furnish the materials and perform the labor necessary for the completion of

| | | |
|---|---|--|
| 1 | 16"X36" Single Sided Sandblasted Sign | |
| | Green Letters and Border on White with Green Leaf | |
| | To be Installed on Brick Wall | |
| 1 | 20"X23" Double Sided Painted MDO Sign | |
| | Green letters and Border on White with Cutout Green Lea | |
| | To be installed on Existing Decorative Bracket | |
| | Installation Fee | |

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Six Hundred Twenty Dollars and No Cents Dollars

with payments to be made as follows: Half Down Deposit Required & Balance Due on Installation

Respectfully submitted Roman Signs

Per Jeff Roman

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
Date _____ Signature _____

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Signage Regulations

Signs

Signs shall follow the requirements set forth in the Long Grove Municipal Code, 5-9-5, Signs, to the greatest extent possible, except as listed below.

General Requirements

- Signs must reflect the historic and eclectic feel of the Long Grove Historic Downtown and be integrated within the landscaping and architecture whenever possible.
- Creative and unique signs are encouraged.
- Signs may not be internally illuminated.
- Recommended signs can be illuminated with architecturally appropriate fixtures including goose-neck style, carriage style, ground sign up lighting, or other fixtures designed to be hidden from view.

Placement

- No sign shall be placed more than 12 feet above finished grade at the main entrance of the building.
- Signs must be placed adjacent to the destination they are intended to serve.
- Window signs area allowed but are to cover no more than 20% of the total window space.

Colors

- A darker background with lighter lettering is encouraged.
- Use body colors for awnings and canopies that blend with the building facade.

Materials

- Signs should be simple and constructed of high quality materials.
- Signs must be durable, vandal resistant, and designed for easy maintenance.
- Suggested materials include painted wood, metal, and stone.
- No particle board or plastic is allowed.
- Highly reflective metallic signs are not permitted.

Content

- Signs shall be limited to the business name and a maximum of five additional words describing the products or services.
- Signs may not include an email, web, address, or phone number of the business.
- A graphic or symbol may be included on the sign given it is complementary to the overall design of the sign.

Temporary Signs

- Temporary signs must comply with Section 5-9-3 of the Long Grove Municipal Code.
- Hand lettered or temporary ground stake signs are prohibited.
- Daily retail "specials" signs or sandwich board are not allowed to be placed within the right-of-way.

