

Item #2:
Report Of Architectural Commission:
A. CVS Pharmacy Signage



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, August 16, 2010 at 7:00 P.M.

CALL TO ORDER:

ACTION ITEMS:

1. **Approval of the June 21, 2010 Draft Meeting Minutes.**
2. **Consideration of a request for window treatments for the CVS Pharmacy Building, 4186 Route 83 within the Sunset Grove Development and zoned HR-1 PUD District, submitted by Sure Light Signs.**
3. **Consideration of a request for signage for the Long Grove Performing Arts Academy, 344 Old McHenry Road, within the B-1 Historic District, submitted by Sign Now on behalf of Sara Pardo.**
4. **Consideration of a request for modification of plans for "Building B"; 4196 Route 83 and within the Sunset Grove Development, including the site plan, signage, elevations, landscaping plans and zoned HR-1 PUD District, submitted by Mr. Kurt Wandrey, Lakewood Real Estate Solutions LLC .**

OTHER BUSINESS:

ADJOURNMENT: Next Scheduled Meeting: September 20, 2010, @ 7:00 P.M.

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.



ITEM # 2: For the **ARCHITECTURAL COMMISSION** on **MONDAY, August 16 @ 7:00 P.M.**

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

UPDATE:

At the June meeting the AC reviewed photos submitted by the petitioner. By and large the photos were found to be unacceptable for use as window treatments. The AC again offered direction to the petitioner as follows;

The Commission asked that Photo #15 be reproduced in the Sepia and Black and White color scheme for consideration at the July meeting. Additionally, no teardrops or CVS logo is to be included in the window treatments. The following may be considered for incorporation into window treatments;

- *The bridge photo (#15) is acceptable.*
- *Get better photos such as;*
- *Fountain Square;*
- *Village Hall;*
- *Mill Ponds;*
- *The Gazebo in Buffalo Park.*
- *A banner of Long Grove.*

Commissioner Calas also volunteered to meet and work with the petitioner’s photographer to get better and more acceptable photographs for AC consideration.

Draft minutes containing this information were forwarded to the petitioner via e-mail on 7.14.10.

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

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

Staff forwarded these comments on to the petitioner. Petitioner contacted staff indicating that in their experience historic photo's do no reproduce well as window treatments. While respectful of the direction offered by the AC the petitioner is concerned with having the best possible product for the window treatment and feels this reflects well on the AC, CVS Pharmacy as well as the sign company actually doing the installation.

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

HISTORY:

The AC last reviewed the CVS proposal in July of 2008. At that time approvals were granted for the building elevation and signage with the exception of the window treatments. The minutes of the 2008 meeting reflect the following:

Elevation -- There was a discussion on the height of the HVAC units vs. the parapets. Chair Staub suggested raising the parapets 2 feet instead of 16" to hide the units. After further discussion on these matters, Chair Staub made a motion, seconded by Commissioner Cohn to accept the elevations as shown contingent on raising the height of parapet wall as high as possible in order to screen equipment (subject to staff review and approval). On a voice vote, all aye.

Building Signage – The developer proposed to reduce the CVS Pharmacy sign from 48" to 42" in height and removing 2 signs from the top of the building. Some temporary signs would be omitted and temporary monument sign with all the tenants posted would be used instead. Commissioner Beadle made a motion seconded by Commissioner Marshall to accept the proposed signage with the exception of back lighting the sign instead of internal illumination as proposed. On a voice vote, all aye

Directional Signage -- There was discussion of eliminating some of the directional signs in the drive thru and reducing the size of the C1 and C3 type signs to 24" in width. After further discussion, Commissioner Beadle made a motion seconded by Commissioner Connolly to accept the signage with the elimination of two C-2 signs and the reduction the size of the C1 and C3 signs to 24" in w

Staff contacted the petitioner on August 3rd 2010 and have not received any additional information regarding this request as of August 11th.

James Hogue

From: Adam Skrzyszewski [as@professionalpermits.com]
Sent: Tuesday, August 03, 2010 8:41 AM
To: James Hogue
Subject: RE: CVS WINDOW TREATMENTS

Thank you for the update, I will forward this information to the CVS team and see where they stand with the window graphics.

Thank you,

Adam Skrzyszewski
Professional Permits
Sign Consultant

Illinois Office:
180 W. Washington - Suite 500
Chicago, IL 60602

Indiana Office:
113 S. Main - Suite 201
Mishawaka, IN 46544

574-257-2954 (Main)
574-257-2724 (Fax)

From: James Hogue [mailto:jhouge@longgrove.net]
Sent: Tuesday, August 03, 2010 9:39 AM
To: Adam Skrzyszewski
Subject: RE: CVS WINDOW TREATMENTS

Hi Adam,

In order to make the next AC meeting (8.16) I need whatever submittal items by this Friday 8.6.10 @ 5:00 P.M.

Otherwise we are looking at the September AC Meeting.

JIM

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 9.0.851 / Virus Database: 271.1.1/3047 - Release Date: 08/03/10 02:35:00



Item #2:
Report Of Architectural Commission:
B. Long Grove Performance Arts Academy Signage



ITEM #3: For the ARCHITECTURAL COMMISSION on MONDAY, August 16, 2010 @ 7:00 P.M.

REQUEST: Consideration of a request for signage for “The Long Grove Performing Arts Academy”, 344 Old McHenry Road within the B-1 Historic District, submitted by Sara Pardo.

HISTORY/STAFF REVIEW:

The property in question is located on the south side of Old McHenry Road and is located in the Red Oaks development adjacent to property formerly occupied by the Art Gallery. The space was previously occupied by Shamrock Cyclery and has remained vacant.

As submitted the petitioner proposes a wall sign measuring 12”x 52” (4.3 sq. ft.) and a hanging sign measuring 28” x 34” (6.4 sq. ft.) for a total of 10.7 square feet. The hanging sign will be placed on the existing post in front of the structure. Square footage of the commercial space for which the sign is being requested is approximately 815 square feet. For retail spaces containing 1 to 1,000 sq. ft. of floor area 12 square feet of signage may be allowed per the Village Zoning Code. The wall sign will be attached to the front (north side) of the building above the door.

Based upon the total square footage of signage proposed (10.7 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 allocated by floor area.

Sign materials were not specified in the application. A temporary sign permit has been issued. The temporary sign is substantially identical to the proposed hanging sign in terms of color. Signage will be non-illuminated.

SIGN REGULATIONS:

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

5-9-5 SIGNS

- (A) Scope of Regulations. The regulations of this section 5-9-5 shall govern and control the location, erection, relocation, reconstruction, extension, enlargement, conversion, replacement, alteration, operation, maintenance, and removal of all signs within the village visible from any street, sidewalk, or public or private common open space, excluding only signs owned or maintained by the village. Any sign not expressly permitted by these regulations shall be prohibited. The regulations of this section relate to the location of signs within zoning districts and shall be in addition to the provisions of the building code applicable to the construction and maintenance of signs.
- (B) Statement of Purpose. The regulation of signs by this section is intended to promote and protect the public health, safety, and welfare. The purpose of this chapter is to:

1. Regulate signs in such a manner that supports and compliments land use objectives that are set forth in the zoning code, village code, and comprehensive plan.
 2. Insure that all signs are compatible with regards to size, location, color, construction, materials, and the manner of display.
 3. Insure that signs do not confuse, obstruct traffic vision, nor endanger public health, safety, morals, or general welfare.
- (C) Applicability. No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, replaced, or altered except in conformance with the provisions of this section and after issuance of a sign permit by the village, if required, or compliance with subsection 5-9-5(E) permitting signs without the issuance of a permit.
- (D) General Standards. 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 board.
 - (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.
 2. Sign Measurement: 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.
 3. Traffic Safety. No sign or sign structure shall be permitted or maintained at any location where by reason of its position, size, shape, design, or color it may

obstruct, impair, obscure, or interfere with the views of the vehicular, pedestrian, or cyclist. No sign will be permitted that could be confused with any traffic control signal or device. No sign will be permitted where it may interfere, confuse, or mislead traffic movement.

4. Maintenance. The owner of a sign and the owner of the premises on which the sign is located shall be jointly and severally liable to maintain the sign or signs in a clean and sanitary condition, free from rubbish and weeds, and in overall good working order, including illumination sources, at all times.
5. Setbacks. All signs must maintain a minimum five (5) foot setback from the street and cannot be located in the vision triangle. Signage setbacks within the B1 district shall be subject to the review and approval of the architectural board.
6. Compliance With all Village Codes. In addition to the requirements contained within this section, all signs shall fully comply with all the other applicable village code provisions, including without limitation the village's building and electrical codes.

(F) Signs that Require a Permit.

1. Permit Required. Except as otherwise provided in subsection 5-9-5(E) of this section, it shall be unlawful for any person to erect, construct, move, alter, or maintain any sign without first having made application for and obtained a sign permit from the village in accordance with section 5-11-20 of this code and having paid the applicable permit fee. The building superintendent or his/her designee shall be responsible for the administration and enforcement of sign permit applications.

(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) The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign.
- (2) 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

Total Area of Business in Square Feet	B1	B2	B2
	No Arterial Access	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 BOARD DECISION:

The Board should review the request for signage in light of the aforementioned of regulations and render a determination based upon those criteria.

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



VILLAGE OF
LONG GROVE

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

**SIGN PERMIT
ARCHITECTURAL COMMISSION APPLICATION**

BUSINESS NAME: <i>Long Grove Performing Arts Academy</i>	BUS. PHONE #: <i>847. 780. 7464</i>
BUSINESS ADDRESS: <i>344 Old McHenry Road, Long Grove, 60047</i>	
BUSINESS OWNER'S NAME: <i>Sara Pardo</i>	ALTERNATE PH. #: <i>614. 804. 0490</i>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<i>1 hanging sign (by the street); 1 over-the-door sign</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 six (6) 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:

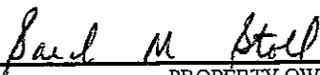
815 sq. ft.
- PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - DIMENSIONS
 - SAMPLE OF COLORS ON SIGN
 - LETTER STYLE TO BE USED
 - SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN

Should the sign be completed prior to the Architectural 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>Sigs Now Mundelein (Greg Kelsey)</i>	PHONE #: <i>847. 566. 9020</i>
ADDRESS: <i>610 East Hawley St, Mundelein, 60060</i>	

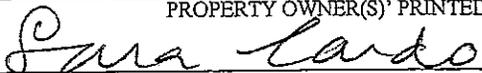
The property owner's signature is required below before any sign application may be processed. The property owner's signature is confirmation that he/she has read and understands the regulations governing the erection of signs in the Village of Long Grove and further approves the erection of the above-described sign on his/her property.



 PROPERTY OWNER(S)' SIGNATURE(S)

 SARAH M STOLL

 PROPERTY OWNER(S)' PRINTED NAME(S)



 BUSINESS OWNER(S)' SIGNATURE(S)

(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 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

FOR OFFICE USE ONLY

TYPE OF SIGN(S)	FEE(S)

Amount Paid: _____

Date Paid: _____

Permit #: _____

Village Official: _____

Date of Issuance: _____

28" high x 34" wide



12" high x
52" wide

LONG GROVE
Performing Arts Academy

344

Academy
Performing Arts
344



Item #2:
Report Of Architectural Commission:
C. Sunset Grove Building “B” Modifications



ITEM #3: For the ARCHITECTURAL COMMISSION; on MONDAY, August 16 @ 7:00 P.M.

REQUEST: Consideration of modifications the final site plans for landscaping, signage and elevations for the Sunset Grove Planned Unit Development/Subdivision as they relate principally to Lot 1/Building "B" submitted by Mr. Kurt Wandrey Lakewood Real Estate Solutions, LLC.

HISTORY/STAFF REVIEW:

History:

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

Proposed Project:

The site is the location of the Sunset Grove Development which, upon completion, will contain six principal structures per the aforementioned PUD approval as follows;

Sunset Foods (anchor tenant); 48,055 sq. ft. w/ potential 15,000 sq. ft. addition.

Building "A" (retail uses anticipated); 17,000 sq. ft.

Building "B" (Bank and Mixed Retail Uses anticipated); 14,800 sq. ft.

Building "C" (Unknown; restaurant use contemplated); 9,000 sq. ft.

Building "D" (CVS Pharmacy) 14,392 sq. ft.

Building "E" (Cleaners & mixed use retail) 9,000 sq. ft.

The petitioner now seeks modification of the previous PUD approval as it principally relates to "Building B". Building "B" as previously approved is to be located on Lot 1 of the Sunset Grove PUD. Located at the corner of Aptakisic Road and Route 83, "Building B" was approved to contain a bank and mixed retail uses including two drive-up facilities. The bank now wishes to have a free standing building instead of being a part of the single Building "B" as previously approved. As such an amendment to the previously approved PUD is required. The zoning data for "Building B" as previously approved and as proposed to be modified is listed in the following tables;

Zoning Data

	Existing	Proposed	Zoning Code (HR-1 Standard)*	Final Sunset PUD Approval
Lot Area (Lot 1)	1.92 Acres	No Change	20,000 sq. ft.	1.92 Acres
Floor Area	N/A	14,500 (2 buildings)	No Standard Identified	14,800 (1 Building)
Lot Coverage (Entire Development)	N/A	71.4%	.60 (lot coverage)	71.8% (75% Standard Identified in approval ordinance)
F.A.R. (Lot 1)	N/A	17.3%	16%	17.6% (28.5 Standard Identified in Approval Ordinance)
Height	N/A	39.4' Tower Bldg "B" 26.0 Bldg "B" Height 26.5' (Chase Bank Bldg.)	35 feet	Bldg. "B" (30' Building Height 41' tower Height identified in Approval Ordinance)

*Standards may be modified by individual PUD approvals

Previous AC Consideration/Actions

The previous findings of the AC as they relate to Sunset Grove and Building "B" are as follows;

- South tower to be all stone and change the columns to match the Sunset building.
 - Signage and sign panels to be determined upon individual basis
 - East elevation and signage location also to be determined
 - Columns at East elevation drive thru should mimic detail of Sunset food entry
- A) Landscape and Hardscape -- Plantings to be used around retention pond including ornamental trees were presented. Also presented was the stamped asphalt in a decorative diamond pattern that will be used in the front of Sunset Foods and at the pedestrian crossings. Pictures of trash receptacles, bike racks and benches were also presented. It was suggested that these items be in a bronze finish. After discussion of the above, Commissioner Marshall made a motion, seconded by Commissioner Plunkett to accept all landscape and hardscape as presented with the preference of bronze color instead of black for the benches and trash receptacles. On a voice vote, all aye.
- B) Lighting -- There was discussion of the type of polls for the parking lot lights as well as on the light lanterns on both sides of the monument sign. It was agreed upon that they were too small for the wall and that it would be better to eliminate them completely. Ms. Calas also suggested changing the parking lot light fixture color to bronze in keeping with the earth tones. Upon further discussion of these matters, Commissioner Beadle made a motion, seconded by Commissioner Marshall to approve the proposed lighting as submitted with the elimination of lanterns on the monument sign and change the parking lot light poles to a smooth, non-fluted 5" diameter tapered pole in bronze.

- C) Building Elevation -- Elevations for Building E were presented with materials and paint colors. The AC were all in agreement with the materials and colors chosen. Commissioner Plunkett made a motion, seconded by Commissioner Marshall to accept the elevation plans as presented. On a voice vote, all aye.
- D) CVS Building Elevation – Elevations for the CVS building were presented with the change of awning colors from red to maroon. Samples of the awning material were provided by the developers. Commissioner Plunkett and Ms. Calas both thought that the awning color should be brown instead of maroon to compliment the sepia window films. After further discussion, Commissioner Marshall made a motion, seconded by Commissioner Beadle to accept the elevations as presented. On a voice vote, all aye. With the exception of Commissioner Plunkett and Ms. Calas' disagreement on awning colors.
- E) Monument Signs -- Pictures of the large monument sign to be on the S.E corner of Rt. 83 and Aptakistic Road were presented with the smaller marquee signs at other key areas. The size of the marquee sign was a concern with the AC as well as the color and size of the names on it. There was also some concern in the amount of marquee signs and the positioning of them. It was agreed that the background color and the letters of the tenants should all be consistent. After further discussion on this matter, Commissioner Beadle made a motion, seconded by Commissioner Marshall to accept the proposed monuments as submitted with "Type A" pylon sign not to exceed 4 large panels per sign face or 8 small panels per sign face. All signs on "Type A" should have a consistent background with bronze color lettering. "Type B" ground sign should have beige color lettering with the elimination of light fixtures on the sides. The side columns should also be raised 12". The "Type A" pylon sign on Route 83 should be moved to the north side of the entrance. On a voice vote, all aye.
- F) Building Signage -- Placement of name plates on the rear doors of the building were presented. Commissioner Beadle made a motion, seconded by Commissioner Plunkett to accept signage as presented in terms of placement. Color, copy and dimensions to be brought back by each tenant for approval.

Site Plan

Exhibit 1 as attached is the approved site plan for the Sunset Grove Development (prepared by OKW Architects September 3, 2008). Exhibit 2 (prepared by OKW Architects July 30, 2010) is the proposed site plan which will modify the approved 2008 site plan. No modification to the previously approved PUD plat is required as no further subdivision of Lot 1 is requested at this time. Please note some of the illustrations included with this report do identify the area to be **leased** to the bank separately for purposes of clarification (Lot 1a & Lot 1b). This is simply for reference purposes, no further subdivision of Lot 1 is being considered at this time.

A new and separate bank building will be constructed on a portion of Lot 1 to be leased to Chase Bank. This is the biggest change to the site plan. Under the revised scenario parking increases, lot coverage decreases, building size decreases (slightly) and non-pervious space (i.e. green space) increases from the original approval. This is illustrated in the zoning data provided above and further illustrated in Exhibits 9 & 10. Pedestrian access to the development is enhanced as well.

Via the PUD process two principal structures may be located on a single lot.

Elevations

Attached are the previously approved elevations for "Building B" (prepared by OKW Architects -- September 3, 2008) for comparison purposes.

The revised elevations, also prepared by OKW Architects and dated July 30th 2010 are also included for review. These revised elevations are what the AC will be considering and acting upon. As proposed Building "B" will be split and reconfigured from the original proposal. The bank, targets as a use in this building, will now become a free standing structure.

Exhibits 13 & 14 identify the reconfigured "Building B" which will occupy the southern portion of Lot 1. This building is smaller than the original "Building B" but architecturally very similar to the original "Building B". The AC should re-evaluate this structure for overall consistency with the development and reverify the materials to be used in the construction of the building (i.e. efis., hardi board, asphalt shingles, etc.). Building colors should also be identified & verified.

The Chase Bank building is a new, free standing building which will be located on the northern portion of Lot 1. The AC should review this for overall compatibility of the structure with the development and verify the materials & colors to be used in structure.

Signage

The signage for the reconfigured "Building B" is unknown at the point. However, as has been done with this and other commercial developments, general sign placement & graphics "zones" were identified on the structures. This was done for "Building B" as originally approved.

The AC should re-review and re-verify the sign placement zones for "Building B" as proposed under the reconfiguration.

A sign "permit package" has been submitted by the applicant for the Chase Bank building. Per the PUD approval for Sunset Grove regarding signage;

Signage. All signage for the Proposed Development shall be installed in accordance with the signage plan approved by the Architectural Board and included as part of the final engineering plans submitted to the Village in accordance with Section 6.E of this Ordinance. The final signage plan shall be in substantial conformity with the signage plan included as part of the Preliminary PUD Plans attached to this Ordinance. Any approved signage may be replaced by signage in the same location and of equivalent or smaller size, subject to Architectural Board review and approval. Any other additional or replacement signage must undergo full review for a sign permit and receive Architectural Board approval in accordance with the Village Code. Electronic sign boards shall be prohibited.

The AC should review and comment on the sign package in a manner similar to what was done with the CVS structure with this development. This is the final sign package to for this structure. Modifications to one the monument sign is also proposed to accommodate the bank. These modifications should considered by the AC as well.

Landscaping

Modifications to previously approved landscaping plan are also required due to the modifications to "Building B" and addition of the Chase Bank structure. These changes are minor in nature as petitioner is not proposing any new species but intends to use plants from the previously approved list for the development to modify the landscaping on Lot 1 per the proposed modifications.

Additionally, slight modifications to the overall landscaping plan may be required as it relates to the perimeter of the development. Initially, power lines along Route 83 were to be buried. It has now been determined that burial of the power lines is cost prohibitive and will not be done. As such, some shorter tree species may be substituted for taller species originally proposed and approved to avoid unsightly trimming by the power company once the landscaping matures.

Lighting

No modifications to the lighting plans as previously approved are required with the modifications to the structure on Lot 1.

Downtown Design Guidelines

The "Downtown Design Guidelines" as adopted by the Village Board include this property as well. To the greatest extent possible this development is encouraged to utilize the concepts and recommendations of this plan in the final development plans. Relevant excerpts are attached for the consideration of the AC.

Additionally, the zoning code offers standards for Architectural Review. Portions of the code are included to offer guidance to the AC in reviewing this proposal.

Similarity or Dissimilarity.

- (a) Excessively similarity or dissimilarity with nearby buildings should be avoided. The building shall comply with the antimonotony provisions of subsection 5-3-11(B) (attached) of this code.
- (b) Buildings should not be dwarfed or obstructed from view by nearby buildings.

Elevations.

- (a) The scale and height of the project should be visually compatible with the landscaping and topography of the site and with buildings on the site and in the surrounding area.
- (b) The relationship of solids to voids in the front facade of a project should be visually compatible with buildings, public ways and places to which it is visually related.
- (c) The visual continuity of roofs and their contributing elements (such as parapet walls, coping, and cornices) shall be maintained in building development or redevelopment.
- (d) Monotony should be avoided.

Type, Color and Texture of Materials.

- (a) Materials should be new and of first-rate quality.
- (b) Materials should be selected for both their durability and beauty.
- (c) Colors of the materials for the project should be harmonious with only compatible accents.
- (d) A project that is obviously incongruous with its surroundings or unsightly and grotesque should be avoided.
- (e) A project whose design or color may be distracting to vehicular traffic so as to cause a safety hazard should be avoided.

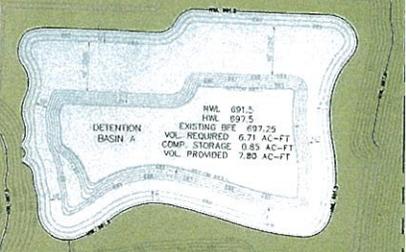
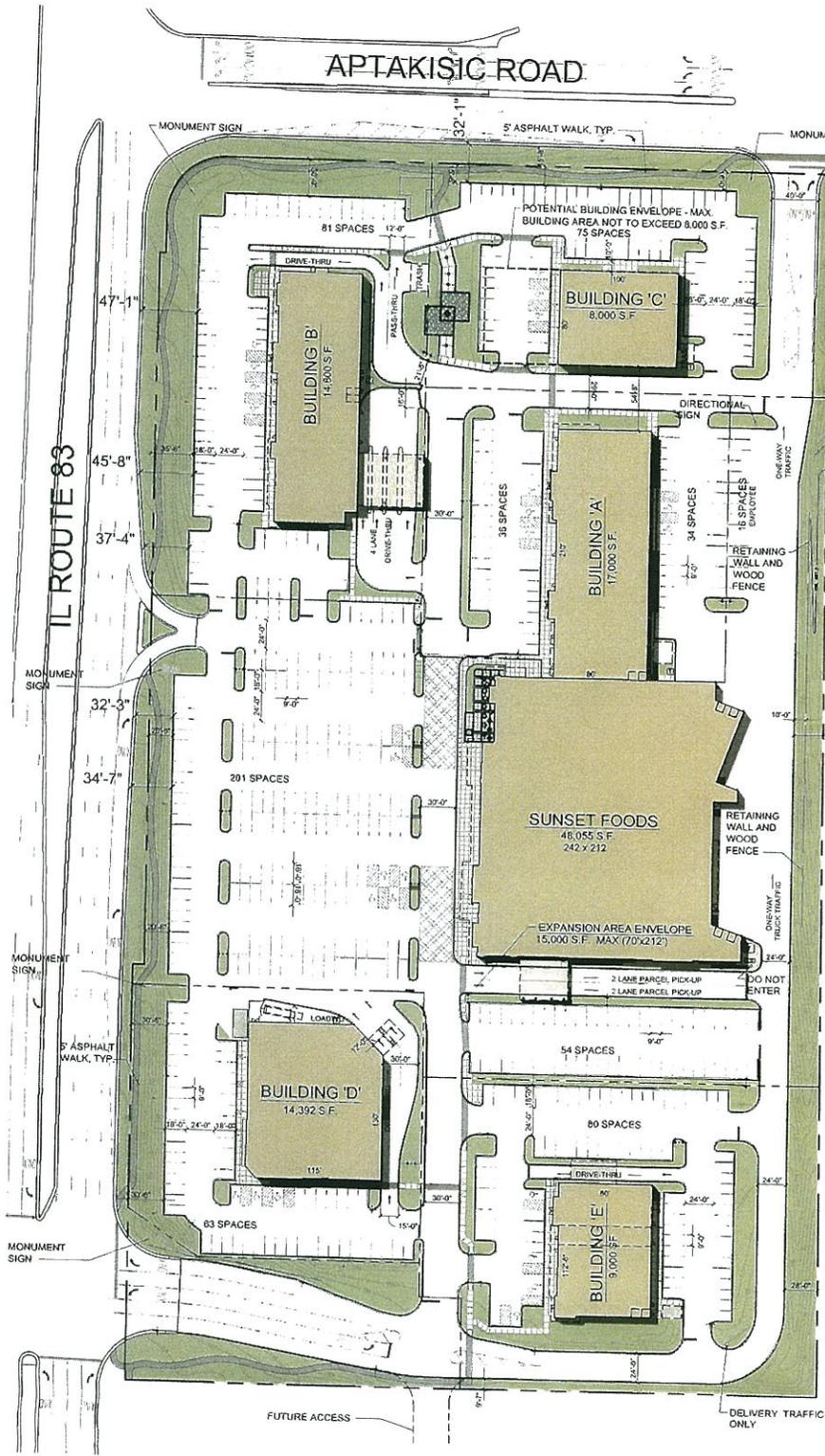
ARCHITECTURAL COMMISSION DECISION:

The Commission should review the request for modifications to the previous approvals in light of the criteria and regulations listed above and render a determination based upon those criteria. Any comments or recommendations from the AC with regard to this proposal will be forwarded to the Village Board.

All,

The Exhibits submitted by the petitioner may be viewed electronically at the following FTP site.

<http://www.sendspace.com/folder/qhvlue>



SITE TABULATION:

TOTAL SITE AREA:	15.60 ACRES
SUNSET FOODS MEZZANINE LOT	48,055 S.F. 15,000 S.F. 4.94 AC.
PARKING RATIO(NIC MEZZ.)	271 SPACES 5.64/1,000 SF
SUNSET FOODS WITH EXPANSION MEZZANINE LOT	63,055 S.F. 15,000 S.F. 4.94 AC.
PARKING RATIO(NIC MEZZ.)	217 SPACES 3.44/1,000 SF
BUILDING 'A' LOT	17,000 S.F. 1.41 AC.
PARKING RATIO	70 SPACES 4.12/1,000 SF
BUILDING 'B' LOT	14,800 S.F. 1.92 AC.
PARKING RATIO	81 SPACES 5.47/1,000 SF
BUILDING 'C' LOT	8,000 S.F. 1.46 AC.
PARKING RATIO	75 SPACES 9.37/1,000 SF
BUILDING 'D' LOT	14,392 S.F. 1.20 AC.
PARKING RATIO	63 SPACES 4.38/1,000 SF
BUILDING 'E' LOT	9,000 S.F. 1.99 AC.
PARKING RATIO	80 SPACES 8.89/1,000 SF
TOTAL G.L.A.	111,247 SF
G.L.A. (INC. MEZZ.)	126,247 SF
PARKING RATIO (NIC MEZZ.)	640 SPACES 5.75/1,000 SF
FAR (INC. MEZZ.)	0.186
IMPERVIOUS COVERAGE	490,979 SF (72.3 %)
TOTAL G.L.A. INC. EXPANSION	126,247 SF
G.L.A. (INC. MEZZ.)	141,247 SF
PARKING RATIO (NIC MEZZ.)	586 SPACES 4.64/1,000 SF
FAR (INC. MEZZ.)	0.208
IMPERVIOUS COVERAGE	492,337 SF (72.5 %)

Statement of Compliance - I have prepared, or caused to be prepared under my supervision, this site plan and state that the measurements and calculations are accurate, to the best of my knowledge and belief and to the extent of my contractual obligation.

Andy Koglin
Andy Koglin

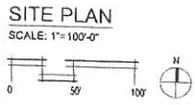
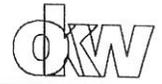


EXHIBIT 1
SUNSET GROVE
LONG GROVE, ILLINOIS

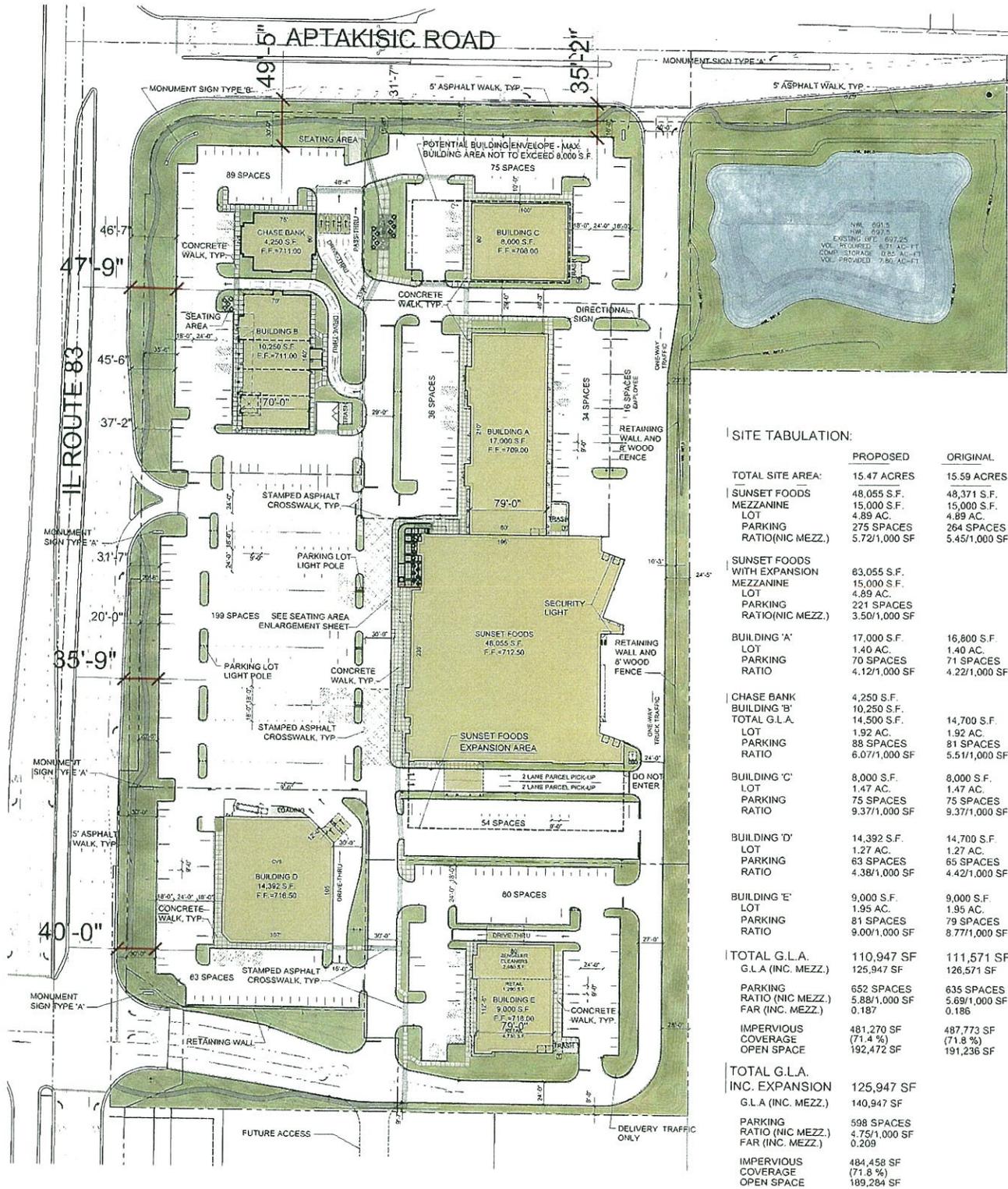
SUNSET GROVE, LLC.



OKW Architects

DATE: SEPTEMBER 3, 2008

PROJECT NUMBER: 04053



Statement of Compliance - I have prepared, or caused to be prepared under my supervision, this site plan and state that the measurements and calculations are accurate, to the best of my knowledge and belief and to the extent of my contractual obligation.

Andy Koglin
Andy Koglin

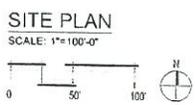


EXHIBIT 2
SUNSET GROVE
LONG GROVE, ILLINOIS

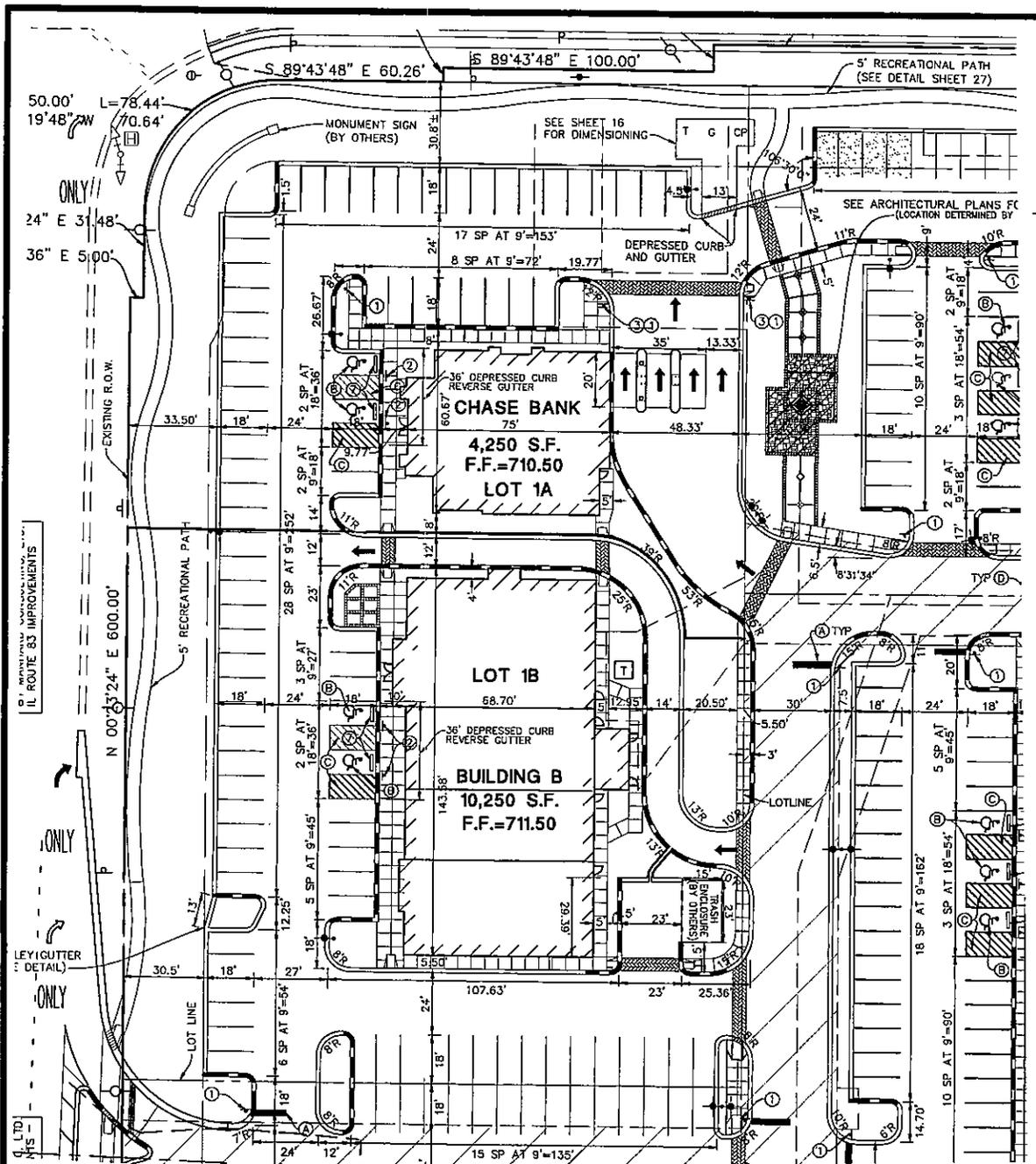
SUNSET GROVE, LLC.



OKW Architects

DATE: 30 JULY 2010

PROJECT NUMBER: 04053



DATE	REVISIONS	BY

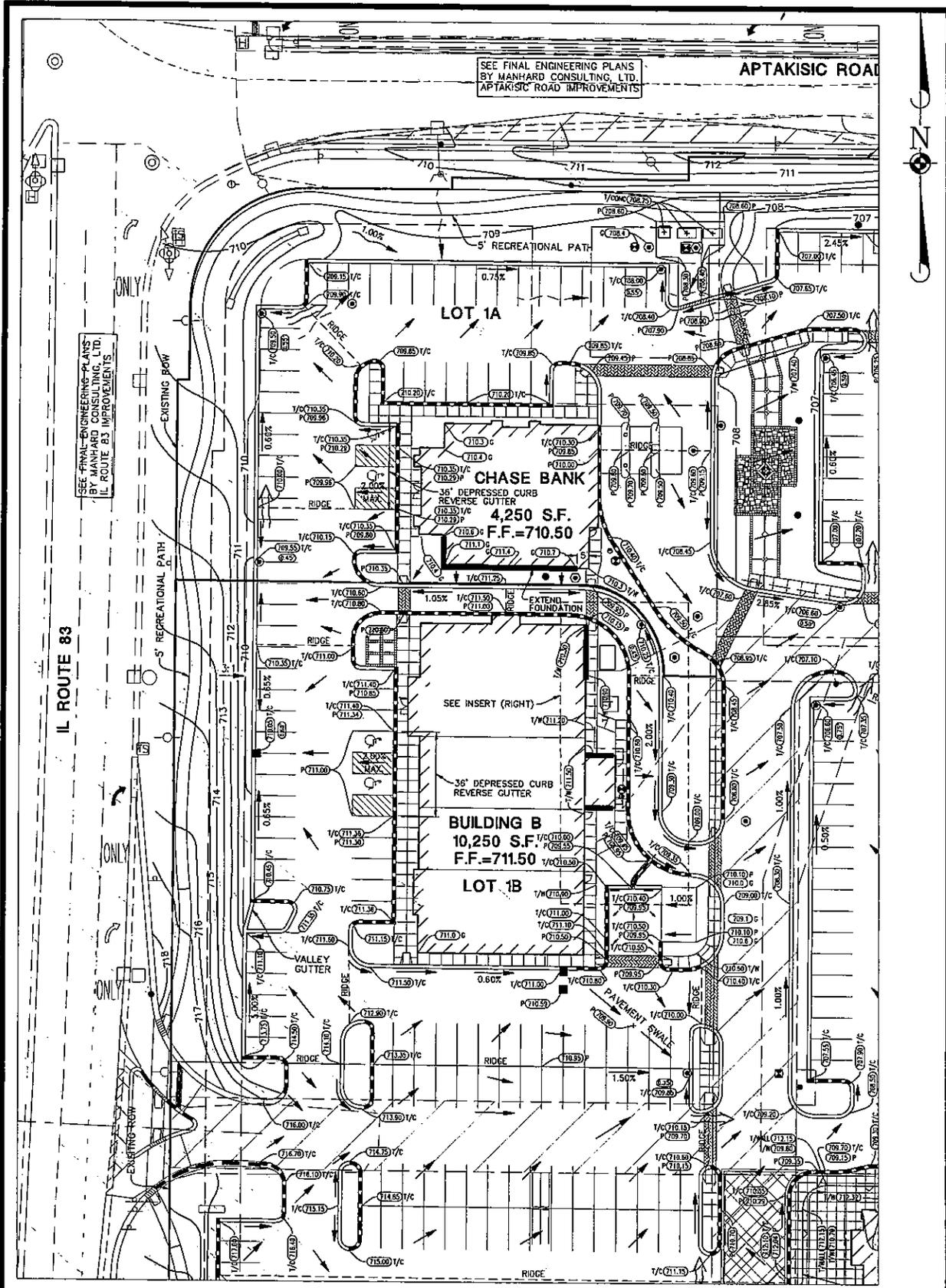
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EXHIBIT 5

Manhard
CONSULTING

800 Woodlands Parkway, Vernon Hills, IL 60061 tel: (847) 834 5550 fax: (847) 834 0065 www.manhard.com
 Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers
 Construction Managers - Environmental Scientists - Landscape Architects - Planners

SUNSET GROVE DEVELOPMENT				
VILLAGE OF LONG GROVE, ILLINOIS				
SITE DIMENSIONAL AND PAVEMENT PLAN - NORTHWEST				
DRAWN BY:	RELEASE DATE:	SCALE:	CODE:	PROJECT:
---	5-7-08	1"=40'	MADLG	061082



SEE FINAL ENGINEERING PLANS
BY MANHARD CONSULTING, LTD.
APTAKISIC ROAD IMPROVEMENTS

APTAKISIC ROAD

SEE FINAL ENGINEERING PLANS
BY MANHARD CONSULTING, LTD.
IL ROUTE 83 IMPROVEMENTS

IL ROUTE 83

DATE	REVISIONS	BY

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EXHIBIT 7

SUNSET GROVE DEVELOPMENT
VILLAGE OF LONG GROVE, ILLINOIS
GRADING PLAN - NORTHWEST

Manhard
CONSULTING

300 Woodlands Parkway, Vernon Hills, IL 60061 tel: (847) 634 5550 fax: (847) 634 0095 www.manhard.com
Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers
Construction Managers - Environmental Scientists - Landscape Architects - Planners

DRAWN BY:	FILE/DATE:	SCALE:	CODE:	PROJECT:
REH	5-7-08	1"=40'	MADLO	061082

Dwg Name: P:\Madia\dwg\Eng\Final Drawings\Exhibits\Eng\LOT 1 SITE PLANNING\11X17 For Village\05 - GRADING PLAN.dwg Updated By: jcorrad

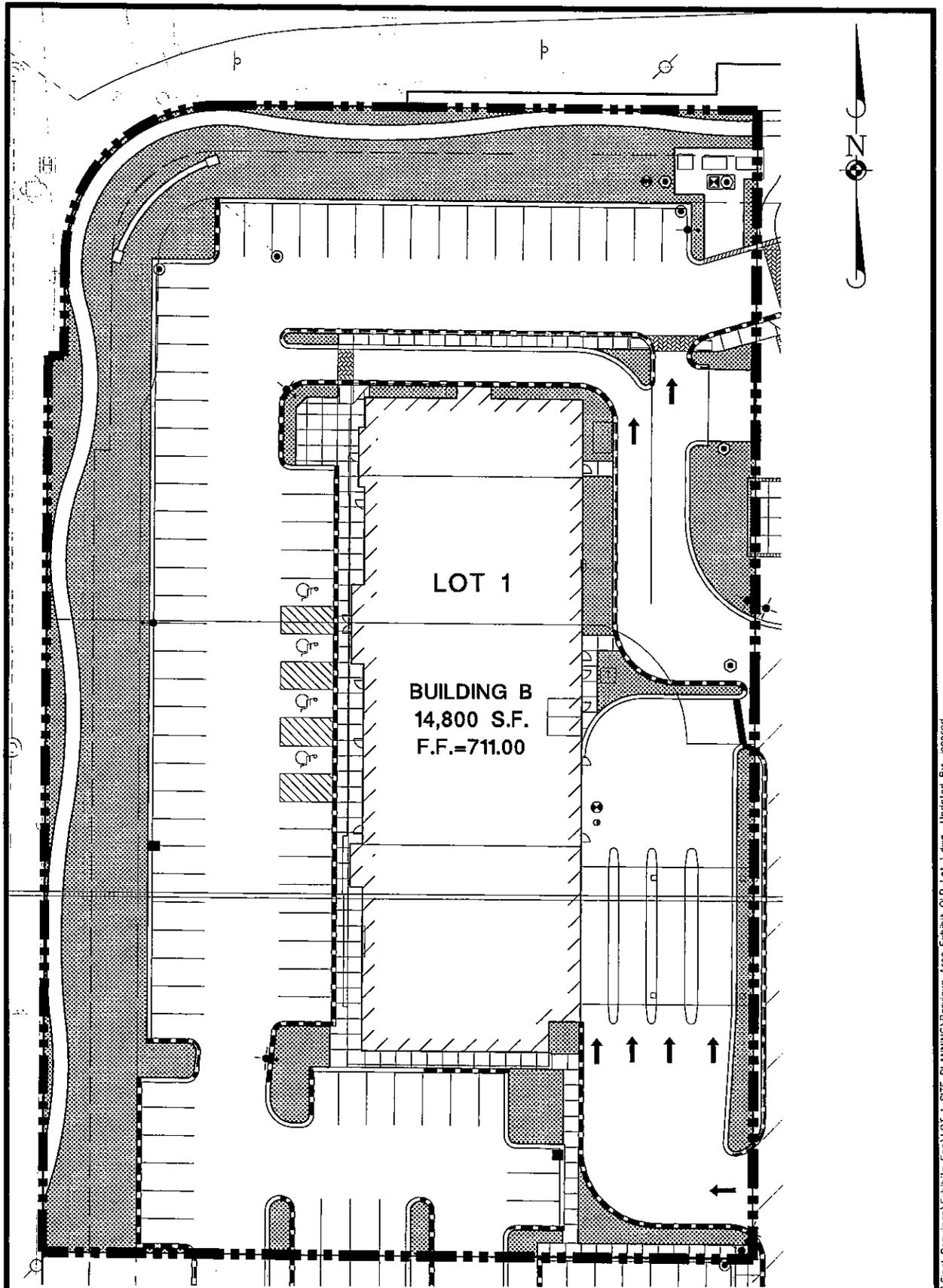


EXHIBIT 9

DATE	REVISIONS	BY

LOT 1= 1.92 ACRES PERVIOUS AREA= 19,576.73 S.F. IMPERVIOUS AREA= 64,137.34 S.F.

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Manhard
CONSULTING

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Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers
Construction Managers - Environmental Scientists - Landscape Architects - Planners

SUNSET GROVE DEVELOPMENT				
LONG GROVE, ILLINOIS				
ORIGINAL LOT 1 PERVIOUS AREA EXHIBIT				
DRAWN BY: JEM	RELEASE DATE: 06-21-10	SCALE: 1"=30'	CODE: MADLG	PROJECT: 061082

Draw Name: P:\Modis\Eng\Drawings\Exhibits\Exhibits Eng\LOT 1 SITE PLANNING\Previous Area Exhibit OLD Lot 1.dwg Updated By: jponza

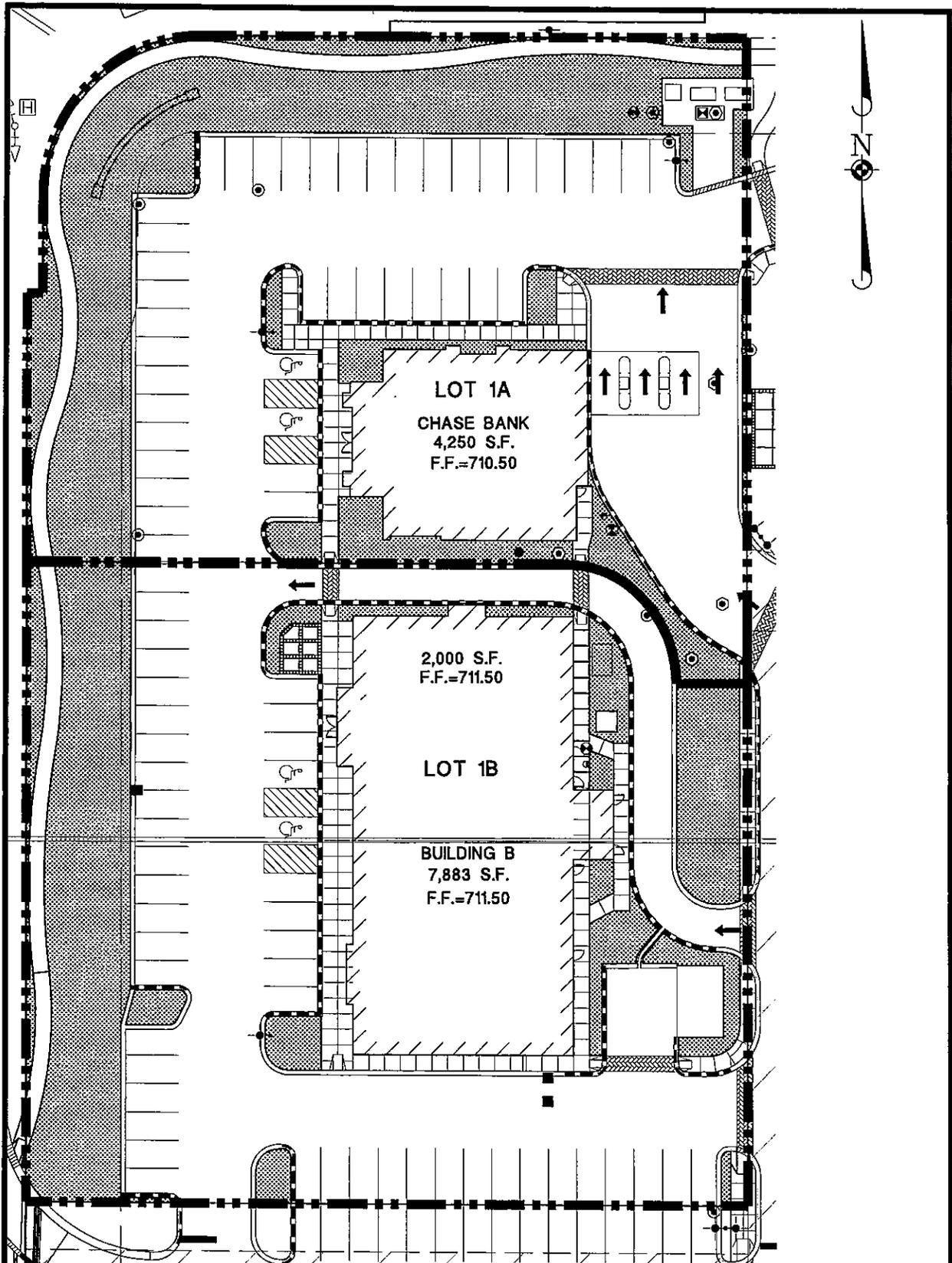


EXHIBIT 10

DATE	REVISIONS	BY

LOT 1A
AREA= 0.88 ACRES
PERVIOUS AREA= 11,034.17 S.F.
IMPERVIOUS AREA= 27,284.96 S.F.

LOT 1B
AREA= 1.04 ACRES
PERVIOUS AREA= 10,107.82 S.F.
IMPERVIOUS AREA= 35,194.58 S.F.

LOT 1A & 1B TOTAL
AREA= 1.92 ACRES
PERVIOUS AREA= 21,141.99 S.F.
IMPERVIOUS AREA= 62,479.54 S.F.

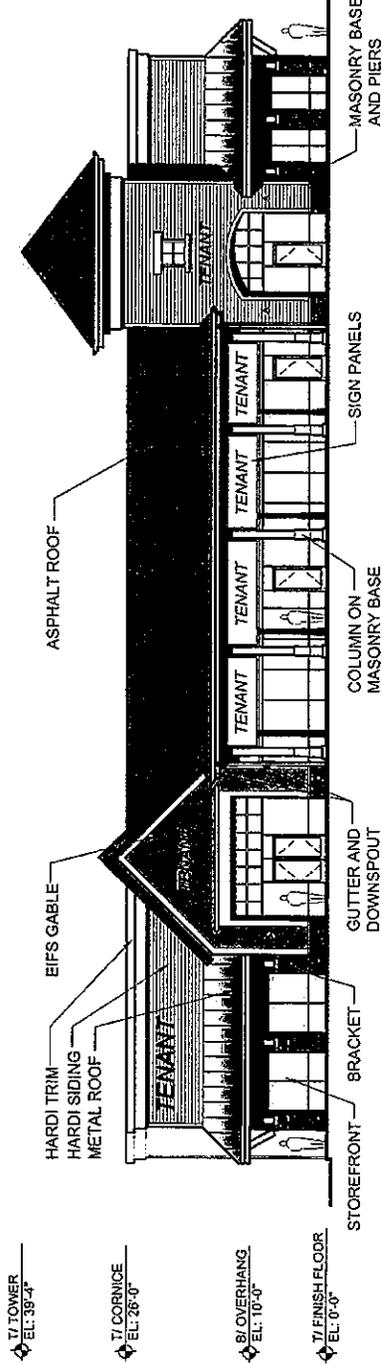
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 Construction Managers - Environmental Scientists - Landscape Architects - Planners

SUNSET GROVE DEVELOPMENT
LONG GROVE, ILLINOIS
REVISED LOT ONE PERVIOUS AREA

DRAWN BY: JEM	RELEASE DATE: 06-21-10	SCALE: 1"=30'	CODE: MADLQ	PROJECT: 061032
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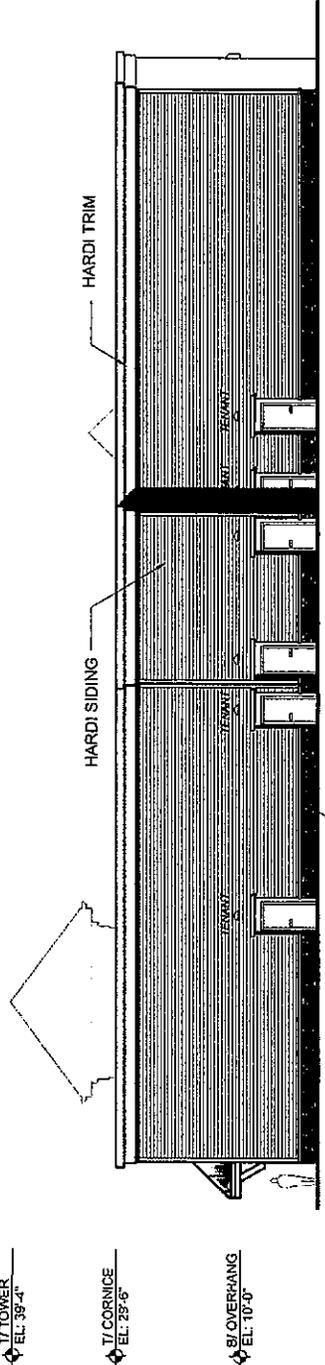
16 38 Dwg Name: P:\Modaq\env\env\Drawings\Exhibits - Eng\LOT 1 - SITE PLANNING\Previous Area Exhibit.dwg Updated By: jess



RETAIL 'B' WEST ELEVATION

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

- ◆ TOWER EL: 39'-4"
- ◆ EIFS GABLE EL: 26'-0"
- ◆ SI OVERHANG EL: 10'-0"
- ◆ T/ FINISH FLOOR EL: 0'-0"

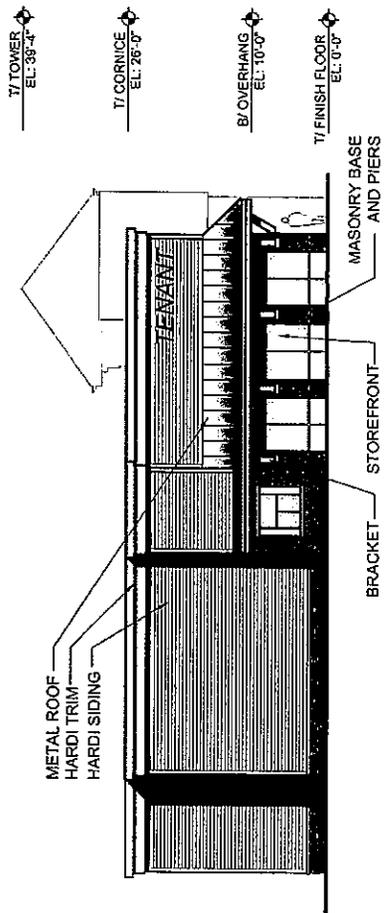


RETAIL 'B' EAST ELEVATION

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

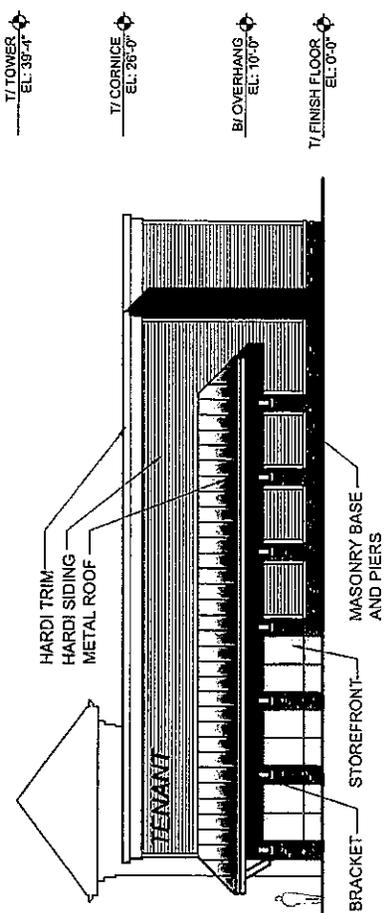
- ◆ TOWER EL: 39'-4"
- ◆ T/ CORNICE EL: 25'-6"
- ◆ SI OVERHANG EL: 10'-0"

RETAIL 'B' - MATERIALS SCHEDULE	
MAIN FIELD	HARDI SIDING - MONTEREY TAUPE
MAIN FIELD TRIM	HARDI TRIM - NAVAJO BEIGE
E.I.F. FIELD	TO MATCH DRYVIT - COLOR #111 - LYMESTONE FINISH
TOWERS AND GABLE TRIM	HARDI TRIM - NAVAJO BEIGE
COLUMNS AND BRACKETS	HARDI TRIM - PAINT TO MATCH SHERWIN WILLIAMS SW6150 - UNIVERSAL KHAKI
COLUMNS' MASONRY BASE	BROOM FINISH CONCRETE
METAL ROOF	TO MATCH EFCCO - STANDARD B10 GRAY
ASPHALT ROOF	TO MATCH CELOTEX - WEATHERED WOOD
MASONRY BASE AND PIERS	TO MATCH CULTURED STONE - COUNTRY LEDGESTONE - EUCALYPTUS
SIGN PANELS	TO MATCH SHERWIN WILLIAMS - SW6150 - UNIVERSAL KHAKI
STOREFRONT	TO MATCH PPG - UC50250 - IVORY
GUTTERS AND DOWNSPOUTS	PAINT TO MATCH SHERWIN WILLIAMS SW6150 - UNIVERSAL KHAKI



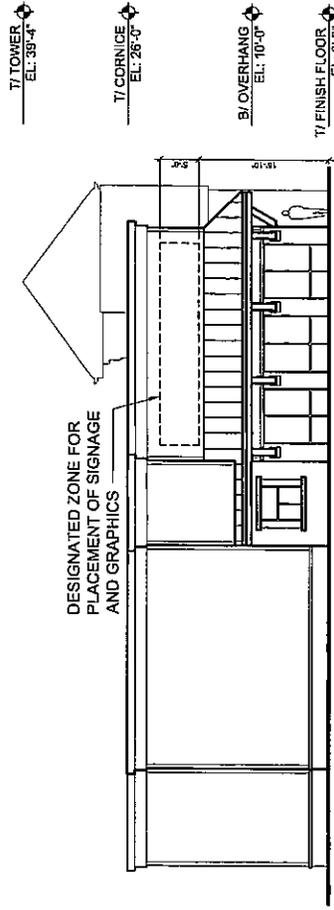
RETAIL 'B' NORTH ELEVATION

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



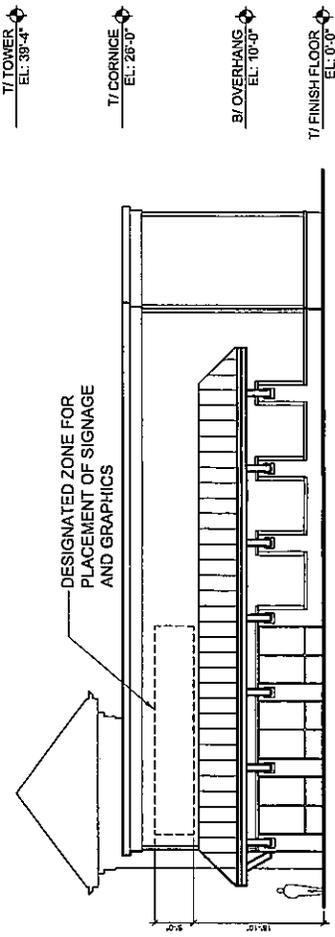
RETAIL 'B' SOUTH ELEVATION

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



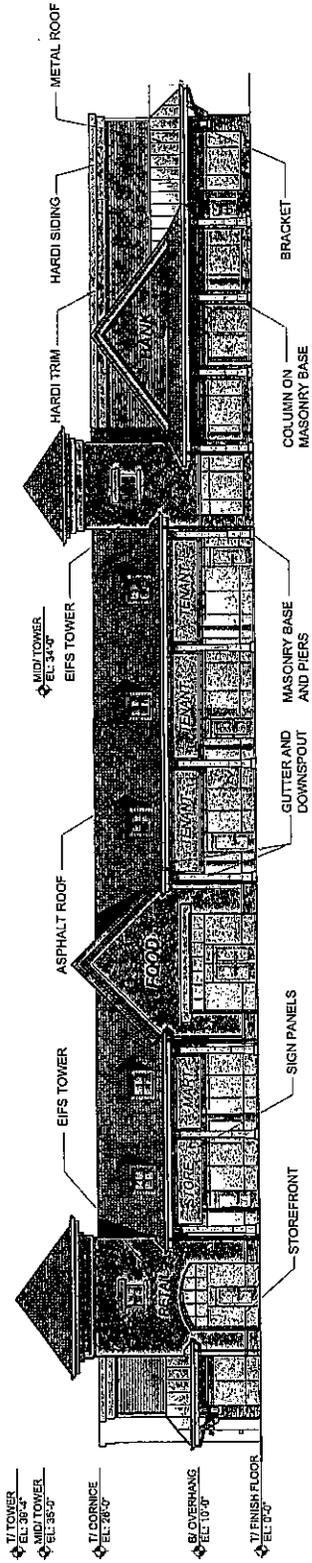
RETAIL 'B' NORTH ELEVATION

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



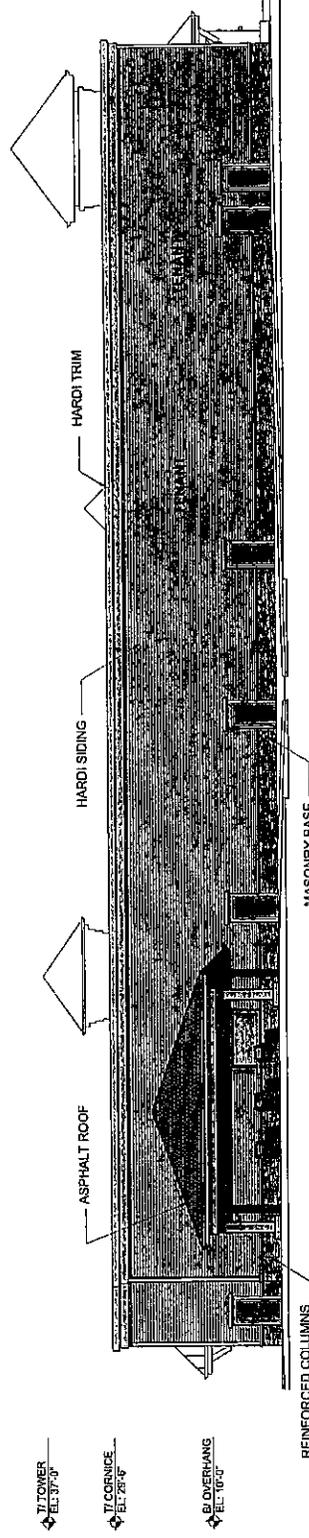
RETAIL 'B' SOUTH ELEVATION

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



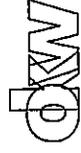
RETAIL 'B' WEST ELEVATION

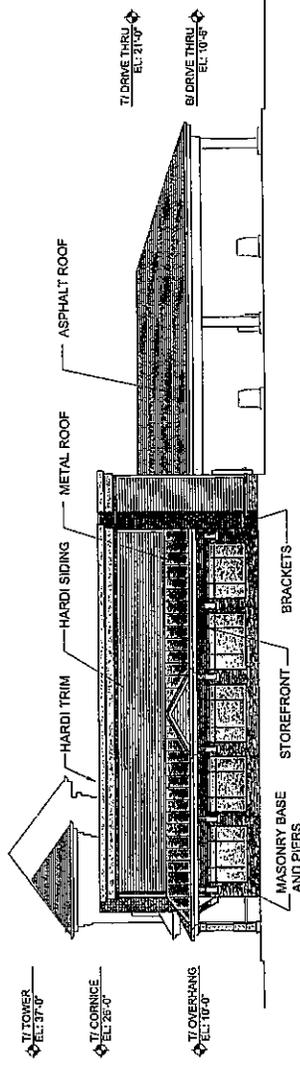
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RETAIL 'B' EAST ELEVATION

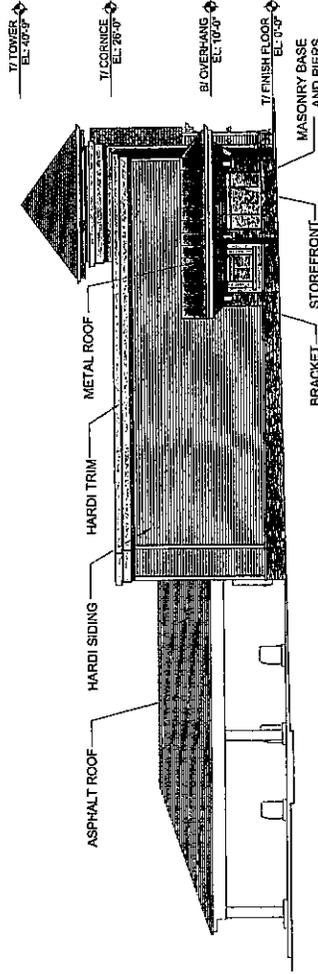
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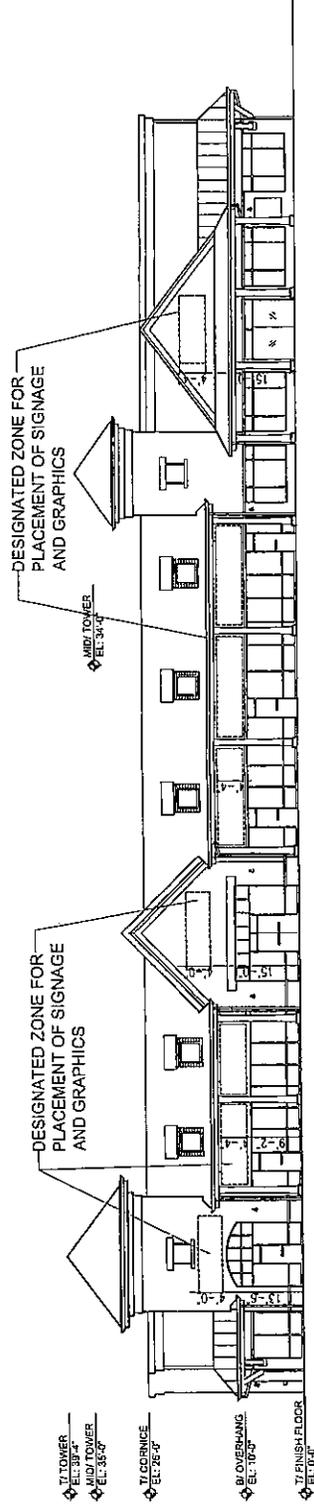
RETAIL 'B' SOUTH ELEVATION

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



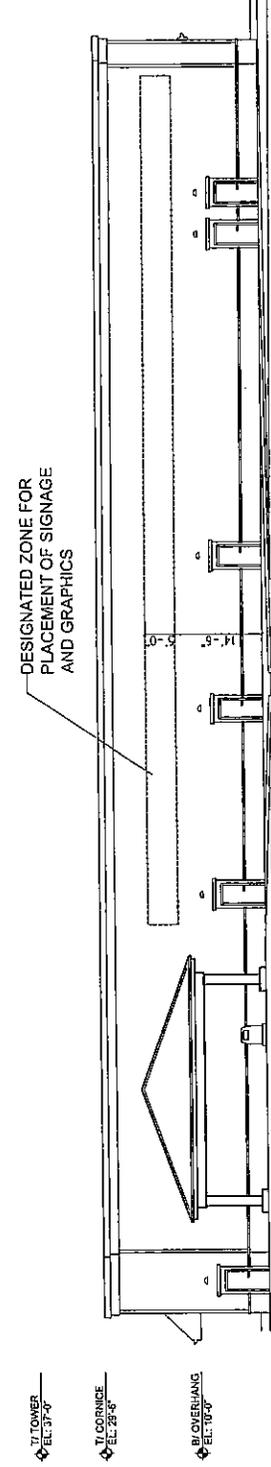
RETAIL 'B' NORTH ELEVATION

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



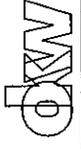
RETAIL 'B' WEST ELEVATION

SCALE: 1/20" = 1'-0"



RETAIL 'B' EAST ELEVATION

SCALE: 1/20" = 1'-0"

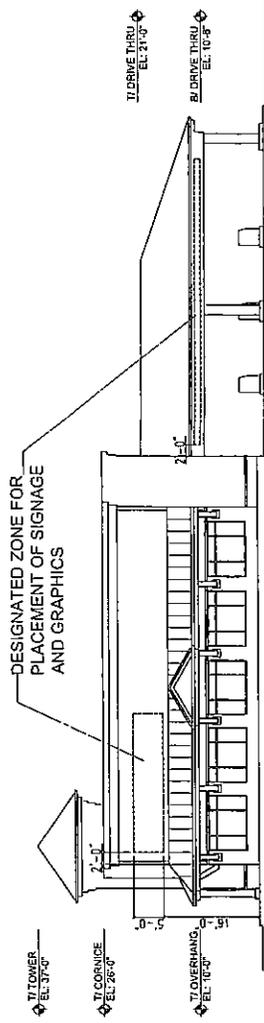


APPROVED SIGNAGE

SUNSET GROVE
LONG GROVE, ILLINOIS

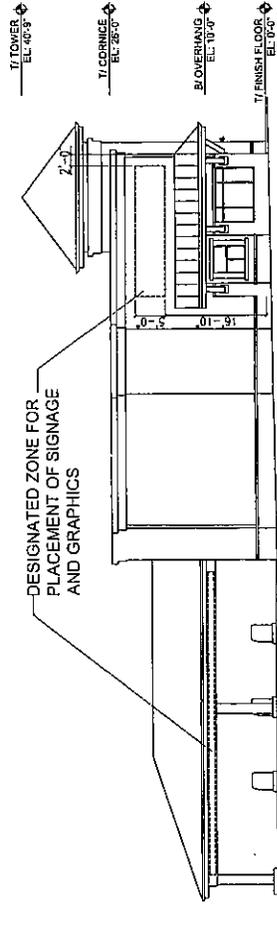
OKW Architects
PROJECT NUMBER: 0023

DATE: 03.03.2008



RETAIL 'B' SOUTH ELEVATION

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



RETAIL 'B' NORTH ELEVATION

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



NEW BUILD PROGRAM

CHECK LIST

August 10, 2010

83rd & Aptakisic
Long Grove, IL 60047

7748

Chase New Build - Long Grove

Revision Notes

- 1. Changed Elevations
- 2. Change to Elevations, moved sign #4 and #5, Updated Topper
- 3. Change to Elevations, DBC signs #8 and #15
- 4. Added Tenant Reface, added color site plan, added surround

- 07/07/10 SJ
- 07/14/10 DH
- 07/26/10 DH
- 8/10/10 DH

Drawing has correct PID Number & Address

Correct drawing number or revision number is displayed

Signs that are (morphed) onto photographs are properly scaled based on provided survey information

Drawing has been spell checked

Sign Schedule and description notes match what is being proposed

Site schedule matches site plan & drawing pages

Family of Signs was utilized for proper referencing and general material callout references

Most current drawing date is displayed

Proper orientations for all signs are called out (side a - side b - etc...)

Custom Signs are identified as a "-CUST" in the sign schedule

Drawing pages are in the correct order and the correct overall page count is correct

All letter & logo sizes are called out for replacement faces

Branding matches engineering (if applicable)

Engineering specifications are all current to latest manufacturing release docs & copies of those spec pages are included in this drawing packet

Confirm disconnect switches are called out for all illuminated signs

Designer DH

Project Manager



CORPORATE OFFICE: 360 CRIDER AVENUE MOORESTOWN, NJ 08057 P - 856.802.1677 F - 856.802.0412

FLORIDA 2416 SAND LAKE ROAD ORLANDO, FL 32809 - TEXAS SERVICE CENTER 460 SOUTH BELTLINE ROAD SUITE 422 IRVING, TX 75060 - NORTH CAROLINA 120 CASCADE DRIVE CONCORD, NC 28027 - TEXAS 7303 BURLISON ROAD, SUITE 706, AUSTIN, TX 78744

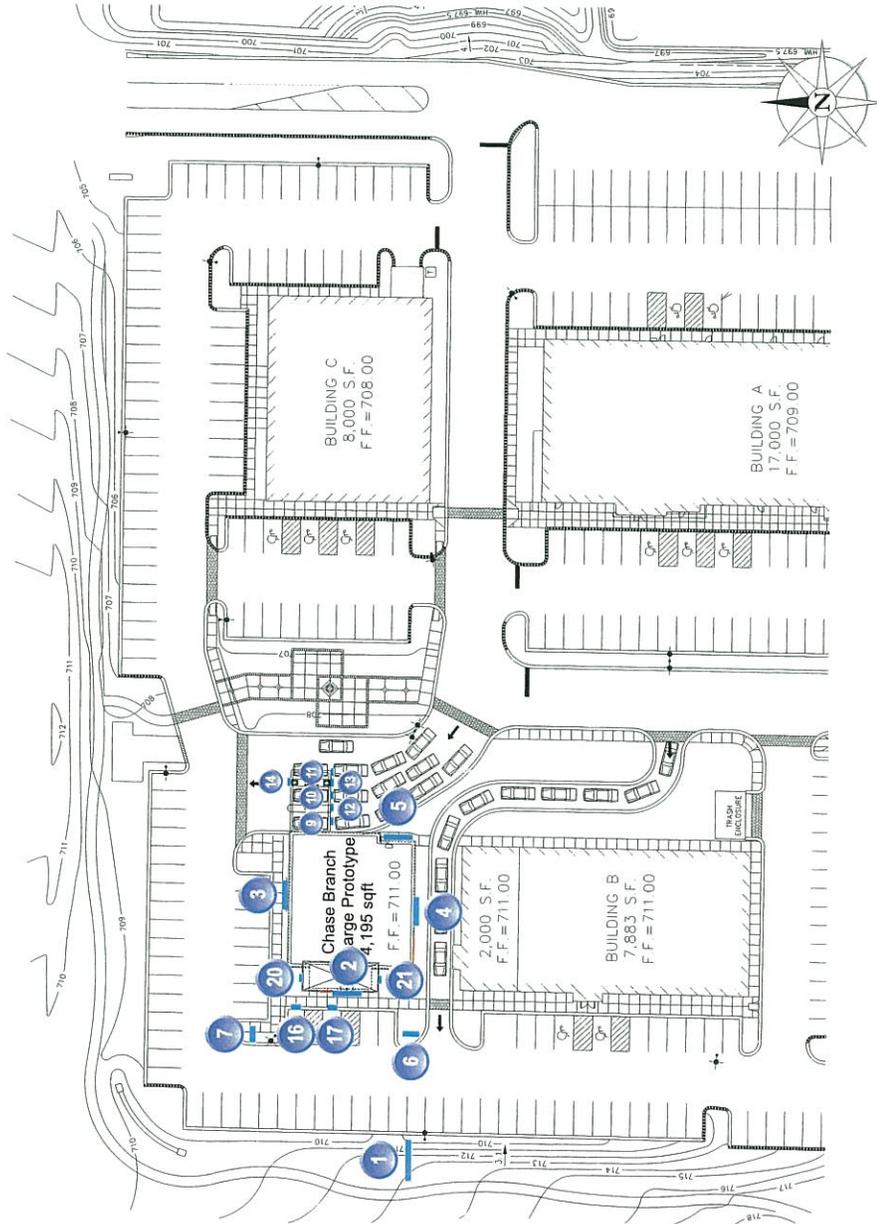
www.nwsignindustries.com

NW SIGN INDUSTRIES

IDENTIFY WITH QUALITY



Proposed Site Plan - Chase
 Long Grove
 Long Grove, IL
 16 March 2010
 Lot Size TBD
 Project #7748

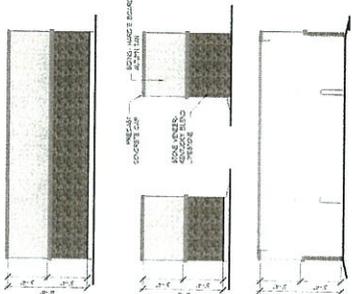


SIGN SCHEDULE
 Proposed Sign Inventory

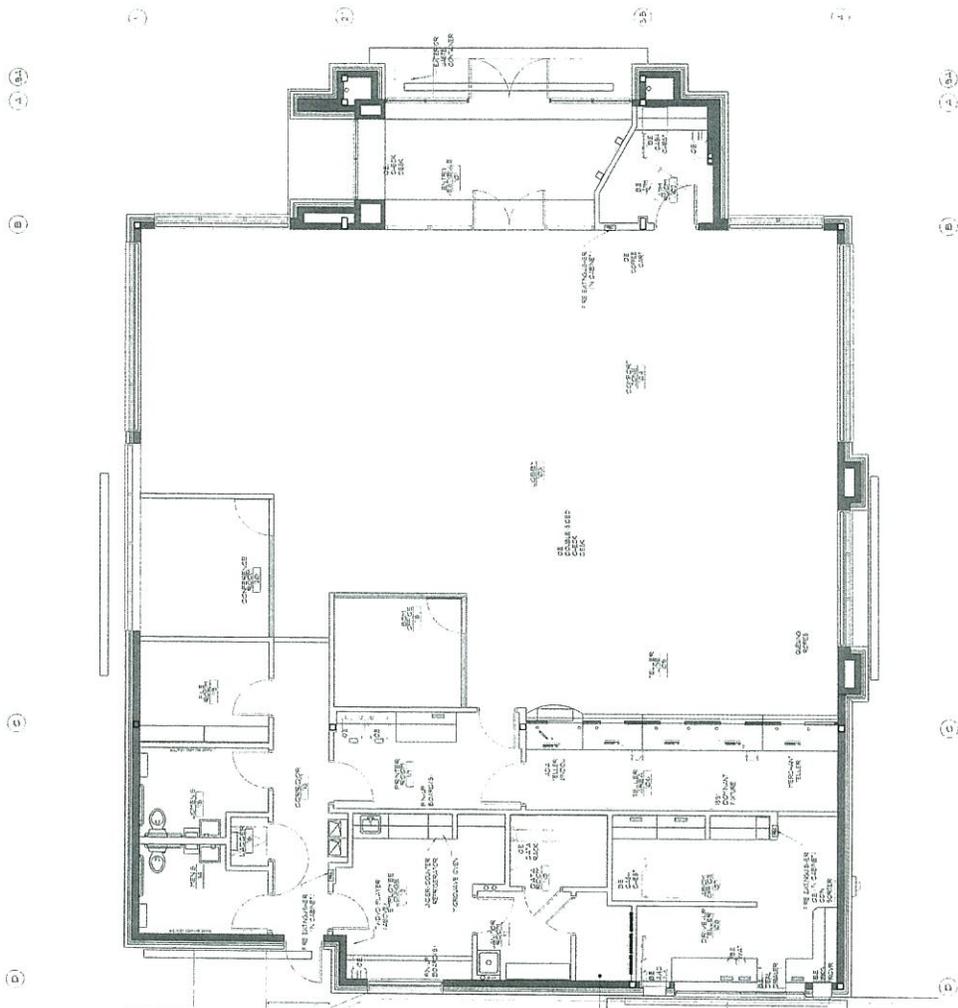
Site #	#	Sign Code	Description	SF	Comments
14992	1	M-50-CUST	Monument	57.60	Masonry Base
14992	2	LIF-BLK-30	Channel Letters	57.61	
14992	3	LIF-BLK-30	Channel Letters	57.61	
14992	4	LIF-BLK-30	Channel Letters	57.61	
14992	5	LIF-BLK-24	Channel Letters	36.87	
14992	6	D-5	Directional		
14992	7	D-5	Directional		
14992	8	DBC	Deleted By Customer		
14991	9	DU-B	Lane Designator		
14992	10	DU-B	Lane Designator		
14992	11	DU-C	Lane Designator		
14992	12	TC-3-W	Clearance		
14992	13	TC-3-W	Clearance		
14992	14	TC-W-H	Regulatory		
14992	15	DBC	Deleted By Customer		
14992	16	TC-P-C	Regulatory		
14992	17	TC-P-D	Regulatory		
14992	18	PTEMP-DB	Coming Soon		
14992	19	TOP-FS-DU	ATM Topper - Standard	16	
14992	20	SCU-OCT-EXT-48	Exterior Octagon	16	
14992	21	SCU-OCT-EXT-48	Exterior Octagon	16	
14992	22	MT	Relace	8	
14992	22A	MT	Relace	8	
14992	23	SUR-TTW-U	ATM Surround	8	



FLORIDA 2416 SAND LAKE ROAD ORLANDO, FL 32809 - TEXAS SERVICE CENTER 460 SOUTH BELTLINE ROAD SUITE 422 IRVING, TX 75060 - NORTH CAROLINA 120 CASCADE DRIVE CONCORD, NC 28027 - TEXAS 7303 BURLINSON ROAD, SUITE 706 JUSTIN, TX 78744
 THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY NW SIGN INDUSTRIES, INC. IT IS PROVIDED FOR THE EXCLUSIVE USE BY THE CUSTOMER AND FOR THE PROJECT NAMED IN THIS TITLE BLOCK. IT SHALL NOT BE PROVIDED TO ANY OTHER SIGN MANUFACTURER OR USER FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF NW SIGN INDUSTRIES, INC. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF NW SIGN INDUSTRIES, INC. © NW SIGN INDUSTRIES, INC. 2008



1. CONCRETE
 2. INSULATION
 3. GYP BOARD
 4. FINISH FLOOR
 5. FINISH CEILING
 6. FINISH WALL
 7. FINISH DOOR
 8. FINISH WINDOW
 9. FINISH STAIR
 10. FINISH ELEVATOR
 11. FINISH MECHANICAL
 12. FINISH ELECTRICAL
 13. FINISH PLUMBING
 14. FINISH PAINT
 15. FINISH CARPET
 16. FINISH TILE
 17. FINISH STONE
 18. FINISH BRASS
 19. FINISH GLASS
 20. FINISH WOOD

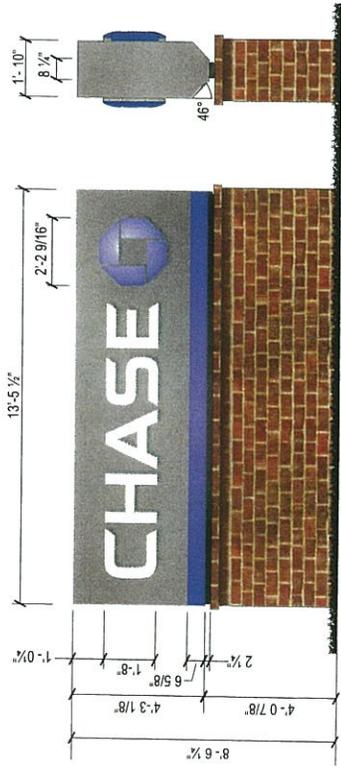


CHASE
LONG GROVE
 SEC R1.83 & Robert Parker Coffin
 Long Grove, IL

PROPOSED FLOOR PLAN
 July 21st, 2010

Architect/Designer
 The Architects Partnership
 122 South Michigan Avenue
 Chicago, IL 60603
 t: 312.583.9600
 f: 312.583.9890



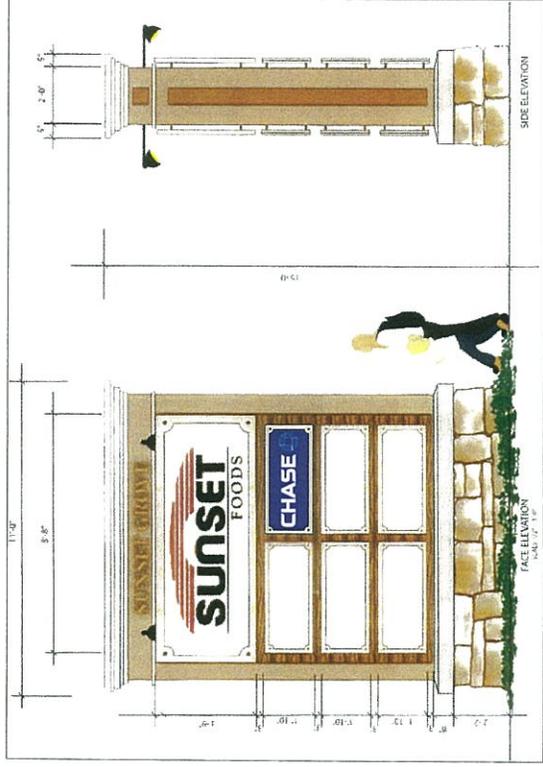


1 MONUMENT SIGN - M-50-CUST
Scale: 1/4" = 1'-0"

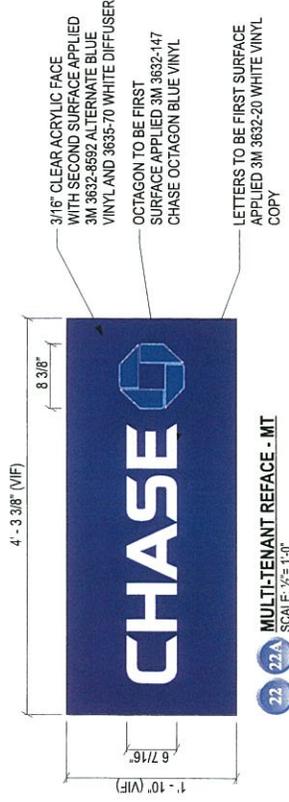
NOTES:

- Routed aluminum face finished MP 19891
- Chase nickel, fabricated letters with white acrylic faces and 6046 blue acrylic returns.
- Formed ACRYSTEEL 6046 Blue acrylic logo.
- Angled bottom light panel with ACRYSTEEL 6046 blue acrylic.
- Brick base to match building.

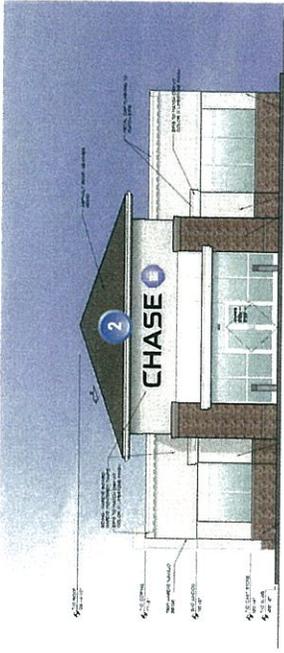
NOTE:
UL LABELS ARE TO BE PLACED ON THE SIDE OF THE SIGN, SO THEY ARE VISIBLE TO CITY INSPECTORS.



EXISTING MONUMENT W/ PROPOSED FACE



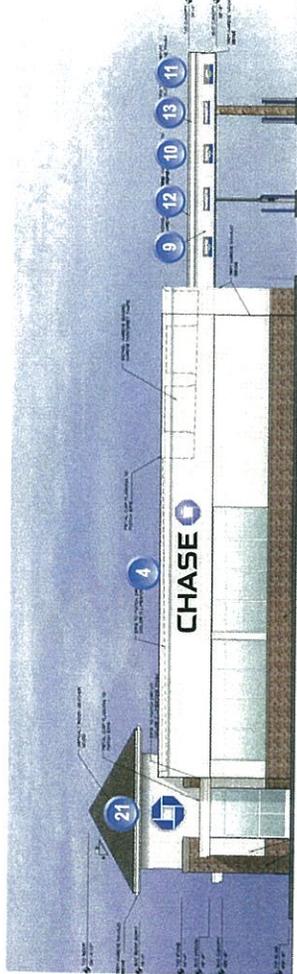
22 22A MULTITENANT REFACE - MT
SCALE: 1/2" = 1'-0"



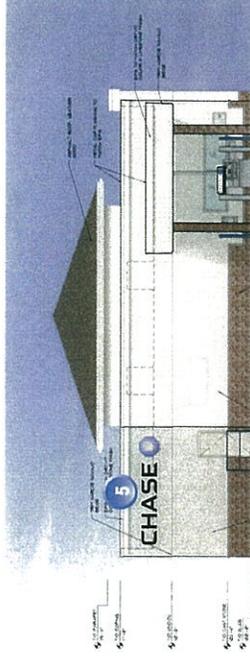
WEST ELEVATION - (BLACK LTRS / BLUE OCTAGON) - LIF-BLK-30
Scale: 1/16" = 1'-0"



NORTH ELEVATION - (BLACK LTRS / BLUE OCTAGON) - LIF-BLK-30
Scale: 1/16" = 1'-0"



SOUTH ELEVATION - (BLACK LTRS / BLUE OCTAGON) - LIF-BLK-30
Scale: 1/16" = 1'-0"



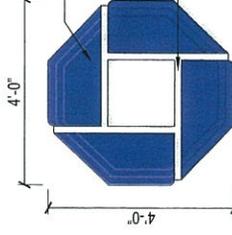
EAST ELEVATION - (BLACK LTRS / BLUE OCTAGON) - LIF-BLK-24
Scale: 1/16" = 1'-0"



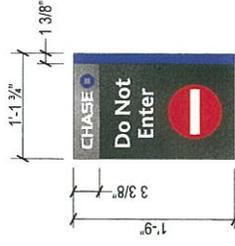
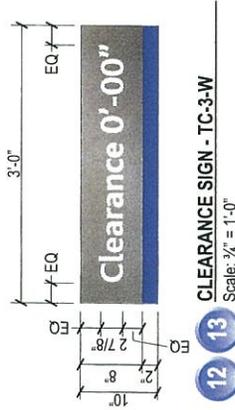
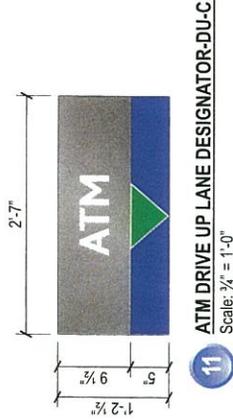
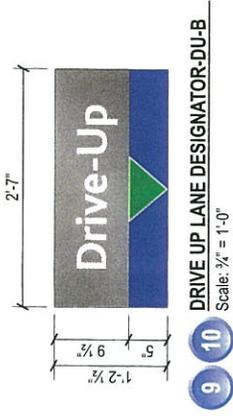
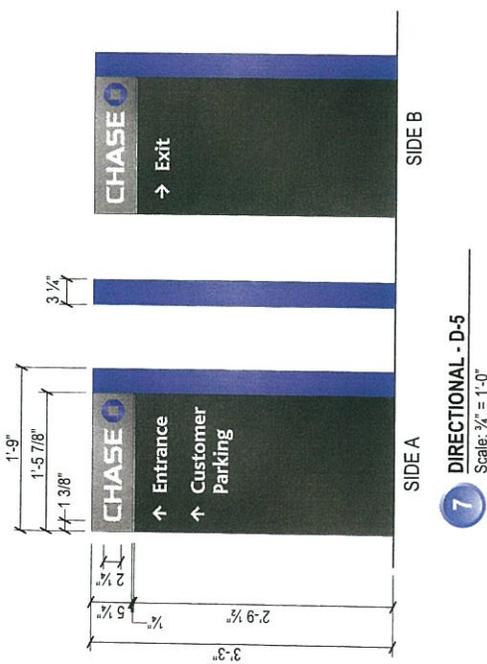
2 3 4 CHANNEL LETTERS - LIF-BLK-30 - ELEVATION
SCALE: 1/4" = 1'-0"
SQ FT = 57.61

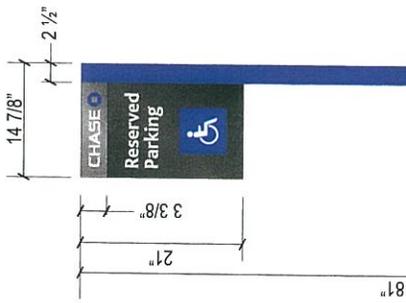


5 CHANNEL LETTERS - LIF-BLK-24 - ELEVATION
SCALE: 1/4" = 1'-0"
SQ FT = 36.87

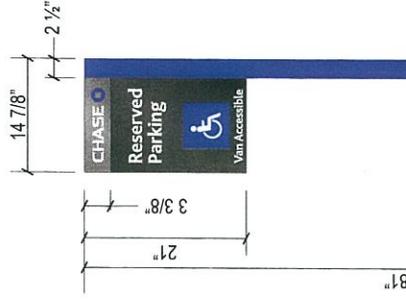


20 21 EXTERIOR OCTAGON - SCU-OCT-EXT-48
SCALE: 3/8" = 1'-0"
SQ FT = 16.0

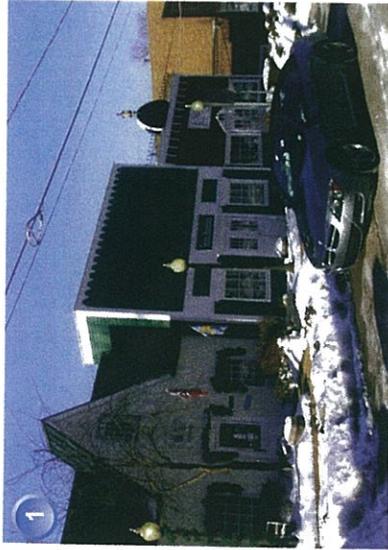




16 POLE MOUNTED REGULATORY SIGN - TC-P-C
SCALE: 3/4" = 1'-0"



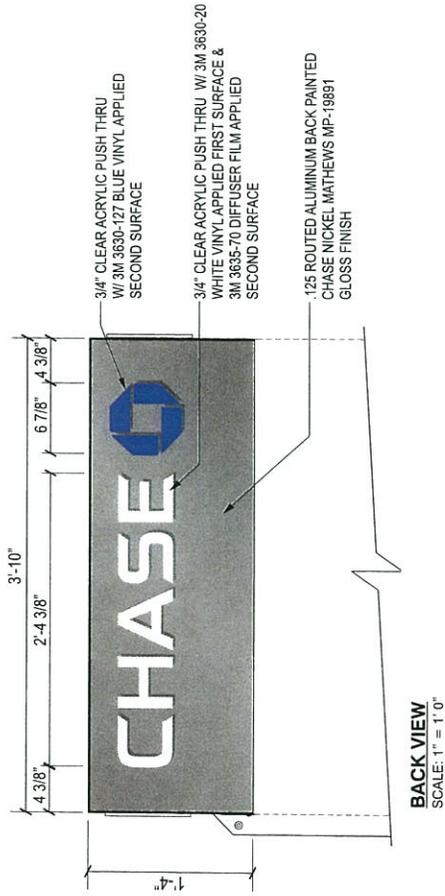
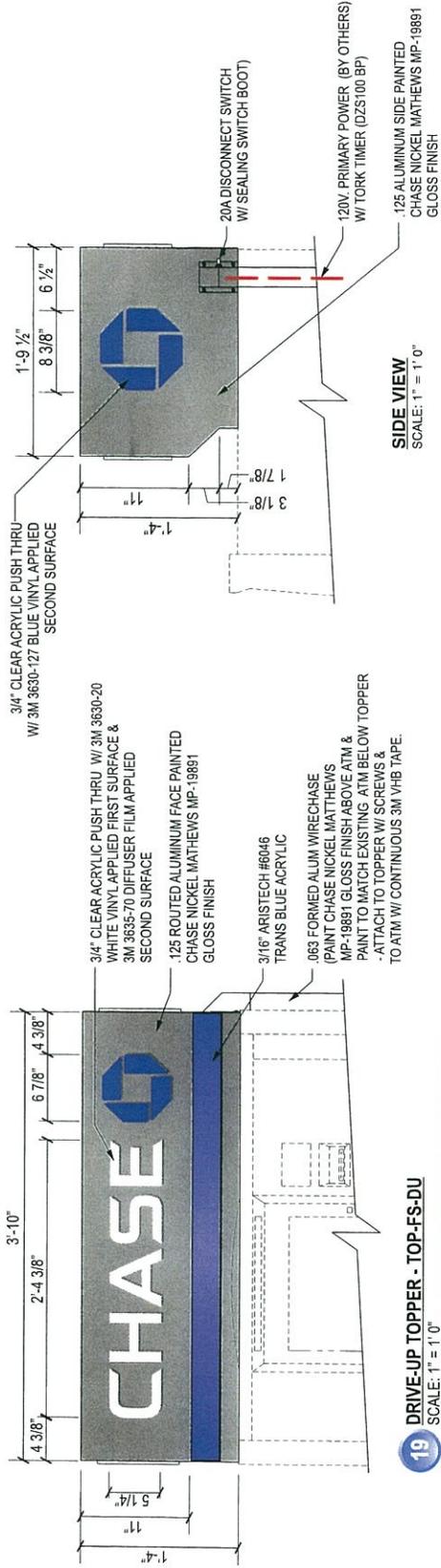
17 POLE MOUNTED REGULATORY SIGN - TC-P-D
SCALE: 3/4" = 1'-0"

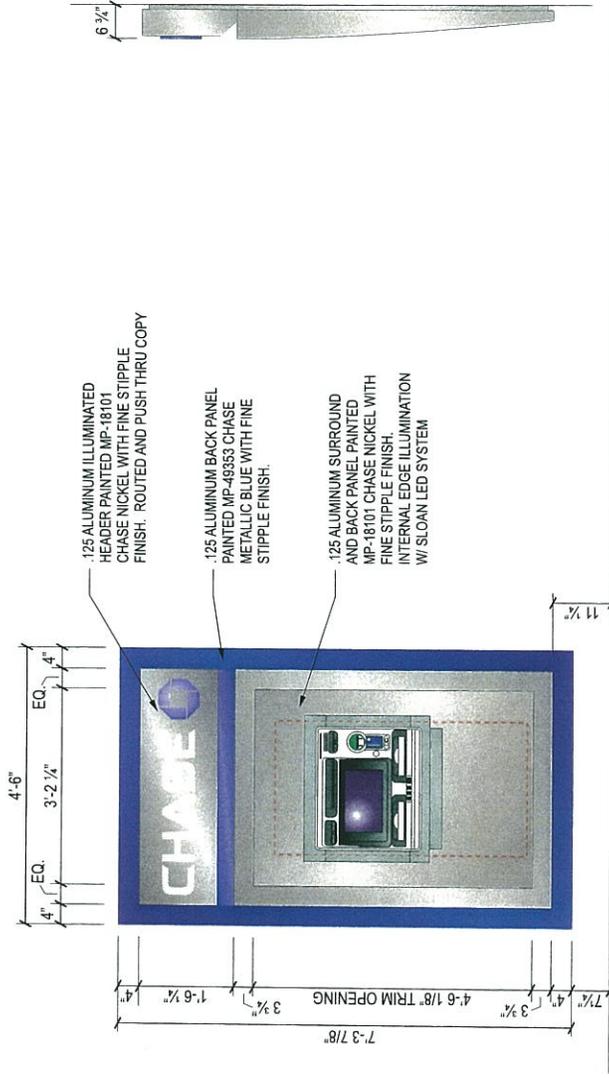


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23 UNIVERSAL ATM SURROUND - SUR-TTW-U
 SCALE: 1/2" = 1'-0"
 NOTE: PERMLIGHT LED ILLUMINATION W/
 PERMLIGHT POWER SUPPLIES

SIDE VIEW
 SCALE: 1/2" = 1'-0"