



ITEM #2: For the ARCHITECTURAL COMMISSION, May 16 @ 7:00 P.M.

REQUEST: Consideration of a request for signage for “Arboria of Long Grove Information Center” (formerly Verizon Wireless), Sunset Grove, Building “E”, within the HR-1 PUD District, submitted by William Randolph Construction.

HISTORY/STAFF REVIEW:

The property in question is located at 4188 Route 83 and is located south of and adjacent to the Sunset Food Building in the Sunset Grove Development. (See site plan attached to the application). The “Arboria of Long Grove”, formerly known as Long Grove Senior Care, is constructing their facility on Route 53 near Long Grove Road. They are leasing the space in Sunset Grove on a short term basis (6 months or so) to allow for pre-leasing of space within the facility. Once construction has gotten to a certain point the “information center” will be moved on-site. In short, this signage is proposed on a quasi-temporary basis.

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

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

A copy of the approved development plans for “Building E” is attached. The “Arborea” signage is proposed for the south end of the building opposite of the “Zengeler Cleaners”.

Per the building plans submitted for approval the "Designated Zone for Placement of Signage and Graphics" (as it relates to this tenant space) is as follows;

South Elevation – 1 sign;
Placement Zone Dimensions 12.25' x 4' = 49 sq. ft. x .70 = 34.3 sq. foot of signage

West Elevation - 1 sign;
Placement Zone Dimensions 12.25' x 4' = 49 sq. ft. x .70 = 34.3 sq. foot of signage

PROPOSED SIGNAGE

Petitioner is proposing two wall signs on the south and west facades of “Building E” in the locations approved as the “Designated Zone for Placement of Signage and Graphics”. This is consistent with the final PUD approvals.

The size of the proposed signage is as follows;

	<u>Proposed Sq. Footage</u>	<u>Sq. Footage Allowed per PUD Approval</u>
North Elevation:	8' x 4' (32 sq. ft)	34.3 Sq. ft.
West Elevation:	8' x 4' (32 sq. ft.)	34.3 Sq. ft.

The proposed signage is within the maximum allowable square footage for such signage as allowed by the PUD approval ordinance.

MATERIALS & ILLUMINATION

The signage is proposed to be painted on wood on a white background with dark green and light green copy, border and accents including a “tree” logo (material sample to be provided at the meeting).

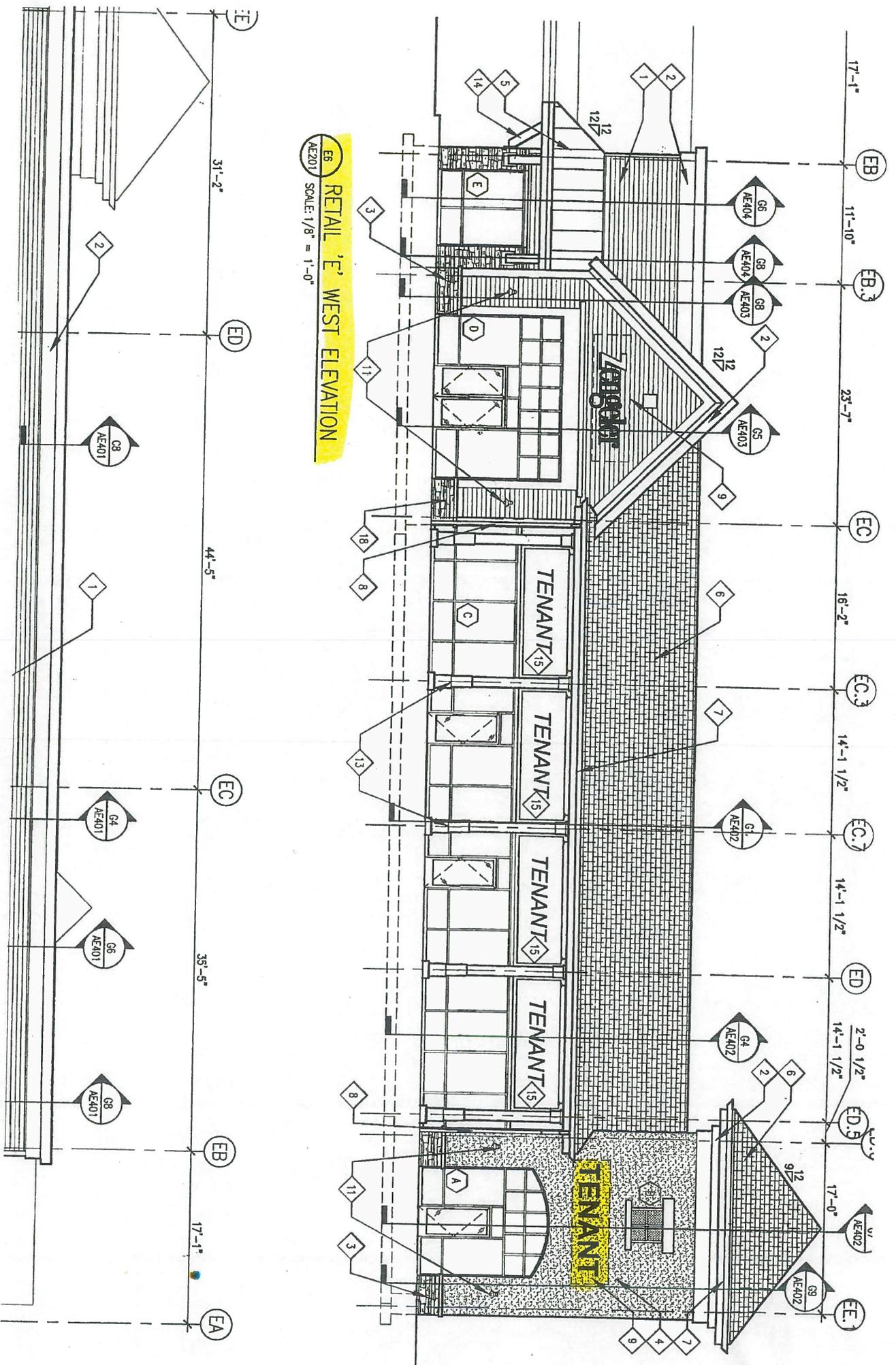
Illumination was not proposed with the signage request. Any illumination of this signage will likely utilize existing illumination sources on the structure.

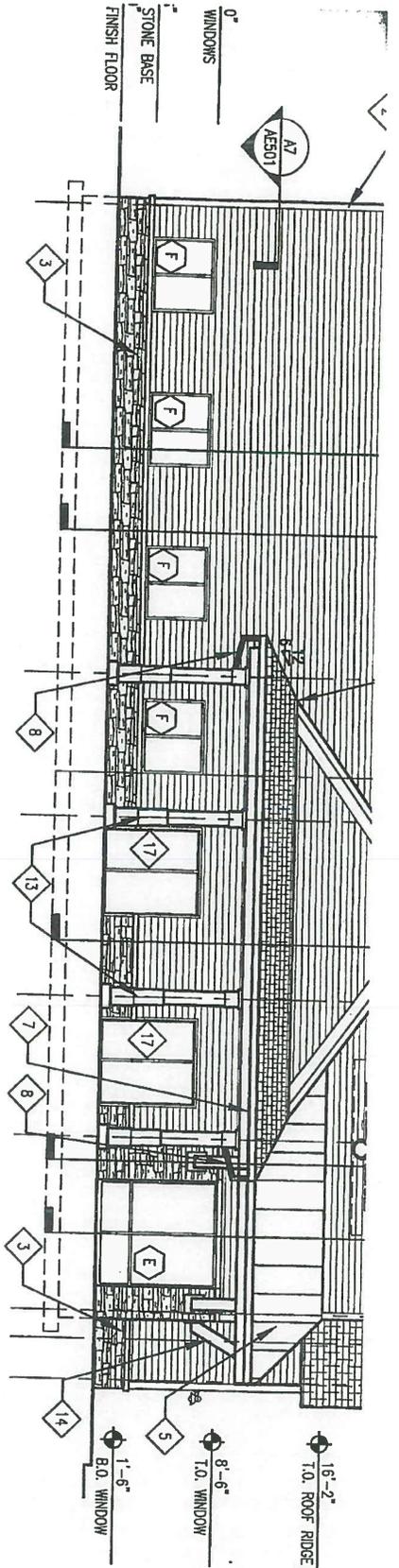
ARCHITECTURAL COMMISSION DECISION:

Signage as proposed is approvable per the Village Code and final PUD approval as the square footage of the signage needs to be reduced in size.

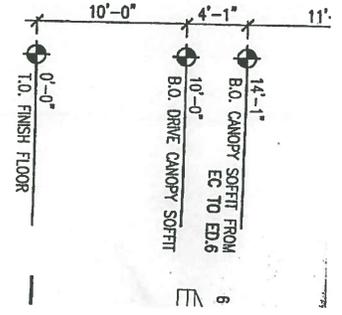
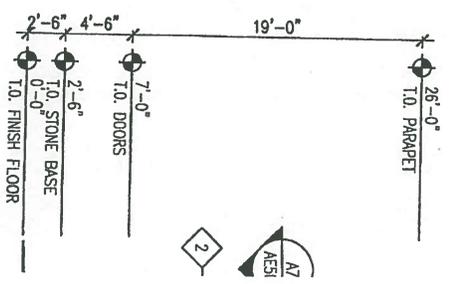
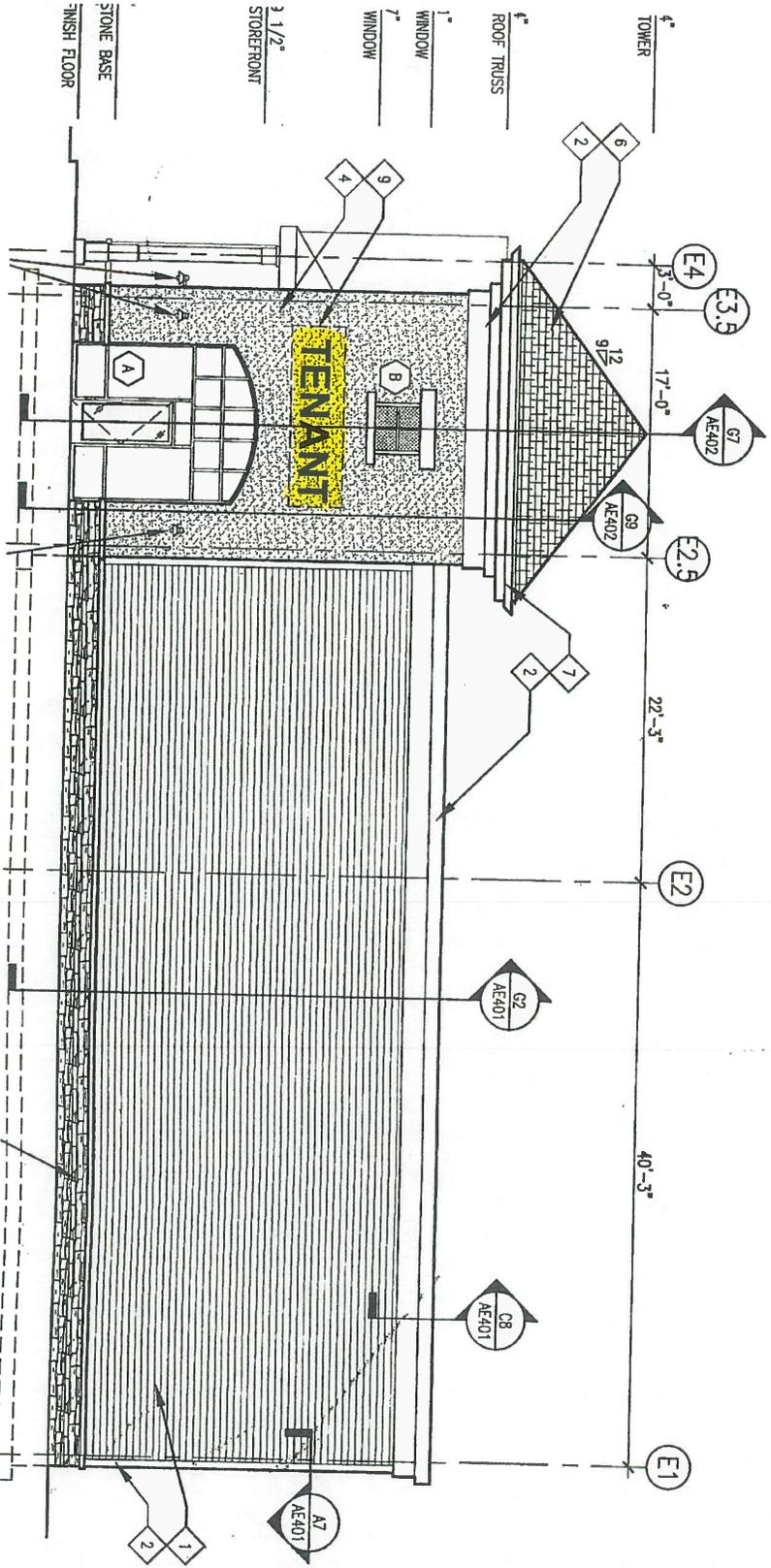
The AC may also wish to make comments on the overall aesthetics of the signage (e.g. color and materials) to the petitioner keeping in mind the quasi-temporary nature of the proposed signage at this location.

E5 RETAIL 'E' WEST ELEVATION
 AE201 SCALE: 1/8" = 1'-0"





E2 RETAIL 'E' NORTH ELEVATION
 AE201 SCALE: 1/8" = 1'-0"





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: Arboria of Long Grove LLC	BUS. PHONE #: 847-526-4186
BUSINESS ADDRESS: 4188-E Route 83, Long Grove, IL 60047	
BUSINESS OWNER'S NAME: Arboria of Long Grove LLC	E-MAIL jordan@realtelligence.net

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<p>Two Exterior Façade Business Identification Signs : two wall signs on the south and west facades of "Building E" in the locations approved as the "Designated Zone for Placement of Signage and Graphics". This is consistent with the final PUD approvals. The size of the proposed signage is as follows;</p> <table border="0"> <tr> <td></td> <td align="center"><u>Proposed Sq. Footage</u></td> <td align="center"><u>Sq. Footage Allowed per PUD</u></td> </tr> <tr> <td>Approval</td> <td align="center">8' x 4' = 32 SQ FT</td> <td></td> </tr> <tr> <td>North Elevation: 10'-6" x 3'-3" = 34.3 sq. ft.</td> <td></td> <td align="center">34.3 Sq. ft.</td> </tr> <tr> <td>West Elevation: 10'-6" x 3'-3" = 34.3 sq. ft.</td> <td></td> <td align="center">34.3 Sq. ft.</td> </tr> <tr> <td></td> <td align="center">" " "</td> <td></td> </tr> </table>		<u>Proposed Sq. Footage</u>	<u>Sq. Footage Allowed per PUD</u>	Approval	8' x 4' = 32 SQ FT		North Elevation: 10'-6" x 3'-3" = 34.3 sq. ft.		34.3 Sq. ft.	West Elevation: 10'-6" x 3'-3" = 34.3 sq. ft.		34.3 Sq. ft.		" " "	
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The Architectural Commission regularly meets every third (3rd) Monday of the month at 7:00pm in the Village Hall or as otherwise posted. The applicant (or representative) must be present. Please prepare and submit seven (7) sets of all of the following information ten (10) days prior to the meeting:

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

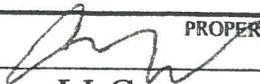
two signs each ~~33~~ 32 sq. ft.
3. PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - (a) DIMENSIONS [See attachment]
 - (b) SAMPLE OF COLORS ON SIGN [See attachment]
 - (c) LETTER STYLE TO BE USED [See attachment]
 - (d) SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN
 - (e) FOR REQUESTS IN THE B-1 HISTORIC DISTRICT SEE SUGGESTED DESIGN GUIDELINES FOR SIGNAGE

Should the sign be completed prior to the Architectural Commission's approval (this is not encouraged), the sign itself, or a photograph of the sign, shall be presented at the Architectural Commission meeting.

SIGN CONTRACTOR:

NAME: Wm. A Randolph Construction, Inc.	PHONE #: 815-812-8235
ADDRESS: 820 Lakeside Drive, Suite 3, Gurnee, IL 60031	

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.

(signature)  PROPERTY OWNER(S) SIGNATURE(S)
Sunset Grove, LLC by Carlo Jentucci As agent for owner Aviation Realty Associates, LLC
(type or print name and title)

(signature)  BUSINESS OWNER(S) SIGNATURE(S)
Arboria of Long Grove LLC by Jordan E. Glazov, Authorized Signatory
(See the reverse side for maximum sign dimensions and fee schedule.)

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

The following dimension regulations and fee information are provided as a guideline and are excerpted from the Village Zoning Code, 5-9-5, "Sign Regulations." It is recommended that applicants read the entire section, available online at www.longgrove.net, to better understand the basis for sign permit approval.

RETAIL BUSINESSES:

MAXIMUM SIGN AREA (SQ. FT.) PERMITTED IN BUSINESS DISTRICTS			
TOTAL FLOOR AREA OF BUSINESS	B1*	B2	
		NO INDIVIDUAL ARTERIAL ACCESS	INDIVIDUAL ARTERIAL ACCESS
1 – 500 sq. ft.	12	12	75
501 – 1,000 sq. ft.	12	12	75
1,001 – 3,000 sq. ft.	20	20	100
3,001 – 5,000 sq. ft.	30	30	125
5,001 or greater	30	30 ¹	125 ²
¹ For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 50 sq. ft.			
² For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 145 sq. ft.			

FEE: Fees are calculated based on square footage of the sign and are as follows:

B – 1 DISTRICT*		B – 2 DISTRICT	
10 sq. ft. or less	\$50.00	75 sq. ft. or less	\$100.00
10.1 – 12 sq. ft.	\$60.00	75.1 sq. ft – 100 sq. ft.	\$125.00
12.1 – 20 sq. ft.	\$70.00	100.1 sq. ft. – 125 sq. ft.	\$150.00
20.1 – 30 sq. ft.	\$80.00	125.1 sq. ft. or greater	\$200.00
30.1 sq. ft. or greater	\$100.00		

SUBDIVISION IDENTIFICATION SIGNS:

Not more than one (2) signs per entrance to subdivision; total signage not to exceed 40 sq. ft.

FEE: \$50.00 per sign

SUBDIVISION DEVELOPMENT SIGN:

FEE: \$100.00 per sign

OFFICE & OFFICE RESEARCH DISTRICT:

Maximum two (2) signs, not to exceed 100 sq. ft. total combined dimension; 50 sq. ft. maximum per sign.

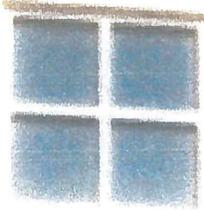
Number of signs must be approved by Architectural Commission.

FEE: \$200.00 per sign

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

FOR OFFICE USE ONLY					
<table border="1"> <thead> <tr> <th>TYPE OF SIGN(S)</th> <th>FEE(S)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	TYPE OF SIGN(S)	FEE(S)			<p>Amount Paid: _____</p> <p>Date Paid: _____</p> <p>Permit #: _____</p>
	TYPE OF SIGN(S)	FEE(S)			
<p>Village Official: _____</p>	<p>Date of Issuance: _____</p>				





APPRISIA
Graceous Assisted Living & Memory Care
INFORMATION CENTER



ARIZONA
Graceous Assisted Living & Memory Care
INFORMATION CENTER



4188-E

Size: 10'-6" wide x 3'-3" high = 34.3 sq. ft.

Color codes: Dark Green = PMS 554; Light Green = PMS 576



ARBORIA
OF LONG GROVE

Gracious Assisted Living & Memory Care

INFORMATION CENTER