ITEM #3: for the **ARCHITECTURAL COMMMISSION, May 16 @ 7:00 P.M.**

REQUEST: Consideration of a request for a replacement monument sign for "Long Grove Car Center", on property known as 7151 Rt. 83, Submitted by Signs 3 Inc. on behalf of Mr. Patrick Stavros.

HISTORY/STAFF REVIEW:

The property in question is located approximately at the southwest corner of Route 83 and Route 45. The property is zoned under the "B-2" Suburban Business District regulations. Petitioner seeks to replace the existing monument sign which was damaged by high winds several weeks ago.

The property was the subject of litigation in 1986 and a court order established use of the property as an automotive service & shopping center as well as parameters for signage, including the monument sign, on the property (excerpt attached). In short, signage for this development deviates from the "B-2" signage regulations found in the Village Zoning Code and are established by the this court order.

The existing monument sign, which was internally illuminated, appears to have been constructed in a manner consistent with this court order (see attached photos). Other than replacement panels for changing tenants the sign has remained in this configuration until damaged by wind.

Proposal:

The petitioner is proposing a single double faced monument sign to be placed in the same location as the previously installed monument sign. Overall this sign will measure 14' x 7.5' for a total of 105 square feet. Seven (7) tenant panels measuring 72" x 18" inches for a total of 9 square feet for each tenant panel. The sign will measure 2' feet in depth (see the attached rendering).

As proposed the sign will be mounted on two 6" steel posts encased in a concrete footing 4' below grade. The sign will measure 14' in height from the grade surrounding the footings and mounting posts. The existing landscape boulders will remain around the base of the sign.

The sign will be constructed of steel frame with a 1/8" painted (gray 80% black) aluminum exterior. The address & "Long Grove Car Care Center" copy will routed into the aluminum and backed with a 3/16" white "lexan" (polycarbonate) insert. Tenant panels will be of the same polycarbonate material with graphics/copy to be determined on a tenant by tenant basis. Tenant panels will be outlined with a gray 90% black border.

The tenant panels will be internally illuminated utilizing an LED "Quik Stik" illumination source and be connected to the existing power supply to the sign area. The address & "Long Grove Car Care Center" copy appear non-illuminated.

See the attached detail drawing for sign specifics.

Sign Specifications per the Court Order:

Per the court order filed in December of 1986 (excerpt attached) the following parameters were established;

- Site signage shall be in "substantial conformance: with the signage plan ("Exhibit J" - dated 12.16.86) and incorporated by reference;
- Sign Height shall not exceed 15' feet with the illuminated portion of the not greater than 12.5 feet from grade;
- One monument sign is allowed with appropriate landscaping;
- Only internal illumination is permitted;
- The maximum square footage of the entrance (monument sign) shall not exceed 105 sq. ft.
- All other signs, if permitted are subject to AC review;
- No sign shall have moving or flashing parts.

Review & Analysis;

As proposed one double faced monument sign is proposed in the location of the previously constructed sign. The sign will be 14 feet in height as measured from grade. Illuminated tenant panels measure 12.5 feet from grade. The address & "Long Grove Car Care Center" copy appear non-illuminated. The entire sign will be measure 14' x 7.5' for a total of 105 square feet. No moving or flashing lights are proposed with the sign and the base of sign is somewhat landscaped with boulders. Illumination is internal so there is no fixture to screen with landscaping.

I do not have an "Exhibit J" but it appears to be a signage plan for the entire site including buildings and not just limited to the monument sign. Although configured differently than the previously constructed sign the proposed sign is in substantial compliance with the parameters established by the court order in relation to the monument sign at this site.

ARCHITECTURAL COMMISSION DECISION:

The Commission should review the request for signage in light of the aforementioned of standards as established by the court order and render a determination based upon those criteria. The AC should also determine the appropriateness of the proposed LED illumination as well as the landscaping.

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

Village of Long Grove Illinois

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

ARCHITECTURAL COMMISSION SIGN PERMIT APPLICATION

BUSINESS NAME:	Long Grove Car Care Center	BUS. PHONE #:	312-771-3399
BUSINESS ADDRESS:	7151 N IL RT 83, Long Grove IL 60060		
BUSINESS OWNER'S NAME:	Stavros Family Limited Partnership	E-MAIL	p.stavros@live.com

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	Monument Sign

The Architectural Commission regularly meets every third (3rd) Monday of the month at 7:00pm in the Village Hall or as otherwise posted. The applicant (or representative) must be present. Please prepare and submit seven (7) sets of all of the following information ten (10) days prior to the meeting:

1. THIS FULLY COMPLETED APPLICATION SIGNED BY BOTH THE PETITIONER AND THE PROPERTY OWNER

2. REGARDING THE POSITION OR LOCATION OF PROPOSED SIGN ON THE BUILDING OR PROPERTY:
   (a) PROVIDE SITE PLAN
   (b) PROVIDE PHOTOGRAPH OF THE LOCATION ON THE PROPERTY OR BUILDING WHERE THE SIGN WOULD BE INSTALLED
   (c) SQUARE FOOTAGE OF COMMERCIAL SPACE FOR WHICH SIGN IS BEING INSTALLED:

   65 sq. ft.

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

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

SIGN CONTRACTOR:

NAME:	Jeff Dash	PHONE #:	847-222-0505
ADDRESS:	207 S Gail Ct, Prospect Heights IL 60070	E-MAIL:	Jeff@signs3.com

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.

5/3/2106
PROPERTY OWNER(S)' SIGNATURE(S)

Patrick J Stavros
PROPERTY OWNER(S)' PRINTED NAME(S)

5/3/2106
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 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

TYPE OF SIGN(S)	FEE(S)

Amount Paid: _____

Date Paid: _____

Permit #: _____

Village Official: _____

Date of Issuance: _____

3110 RFD ● LONG GROVE, ILLINOIS 60047-9635

(847) 634-9440 ● FAX (847) 634-9408

MONUMENT SIGN

7151 N. Rt. 83
Long Grove, IL 60060

Scale:	
Job #:	
Designer: fnp	Date:04/12/2016
r1: 00/00/00	
r2: 00/00/00	
r3: 00/00/00	
r4: 00/00/00	
Auto Center 25754 N Rt 83 Mundaline 04122016.ai	

Design Status:
- ☐ Approved
- ☐ Approved as noted
- ☐ Revise & resubmit

DATE: _____
SIGN: _____

Permit Status:
MUNICIPALITY: _____
- ☐ Applied DATE: _____
- ☐ Revise & resubmit DATE: _____
- ☐ Approved DATE: _____

SIGNS3, Inc.
FULL SERVICE SIGN COMPANY
207 S. Gail Court
Prospect Hts., IL 60070
Ph/Fx: 847.222.0505
info@signs3.com signs3.com

PROJECT COLORS:

- Gray(80% black)
- Gray(90% black)
- White

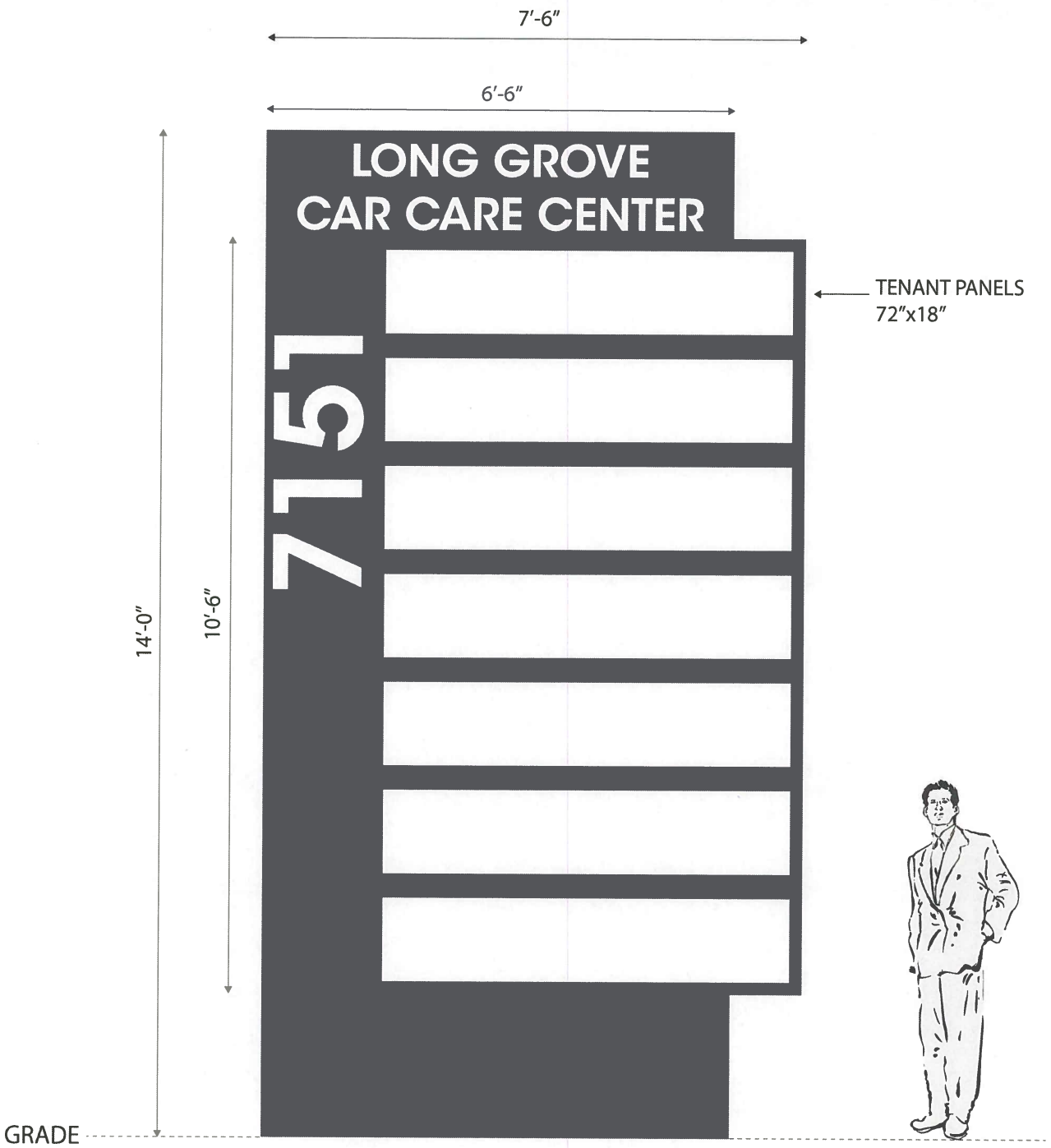
PROJECT NOTES:

-**QUANTITY:** (1) monument sign/double sided
-**STRUCTURE:** steel posts w/ steel structure
-**EXTERIOR/SKIN:** 1/8" painted aluminum
-**ILLUMINATION:** interior/LED Qwik Stik
-**INSERT/FACES:** white lexan(exact graphics TBD)
-**DIMENSIONS:** see detail
-**PRIMARY ELECTRICAL REQUIREMENT:** connect to existing power supply
-**UL LISTED:** yes

RENDERING
DRAWING

*The rendering depicts the approximate size and color. Final product may vary.

This is an original, unpublished drawing submitted in connection with a project we are planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signs Signs Signs, Inc. Artwork is exclusive property of Signs Signs Signs, Inc.



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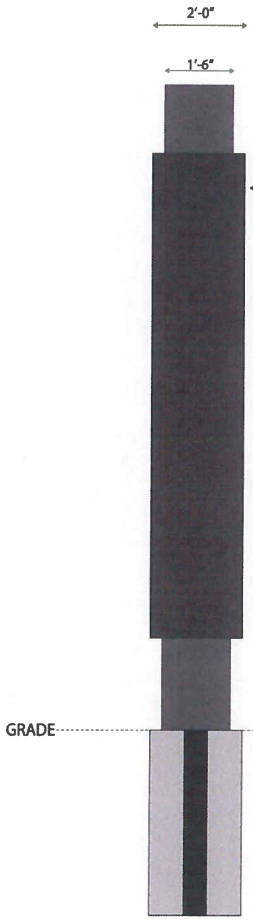
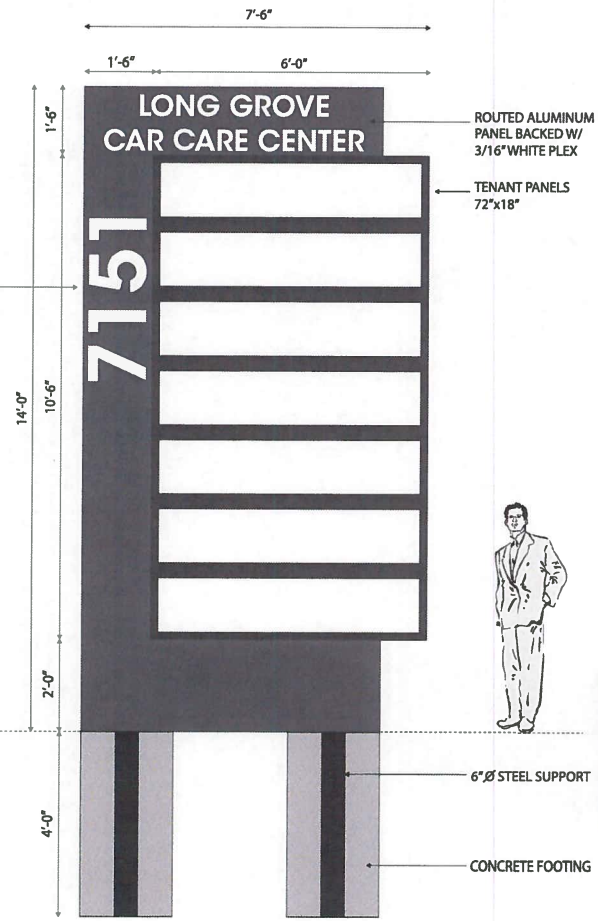
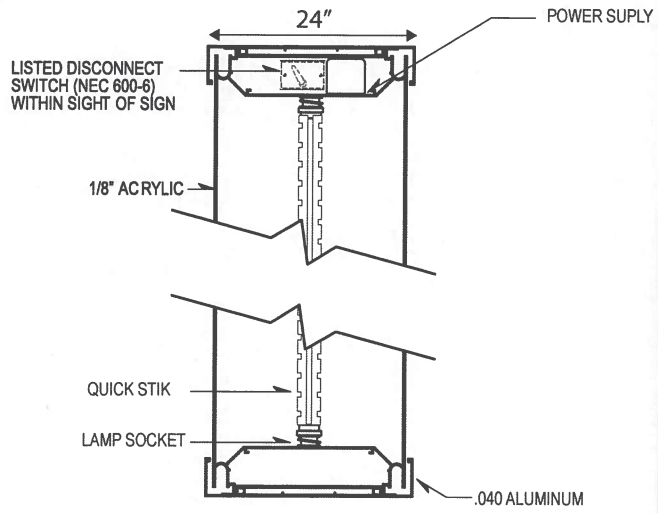
SIDE:



FRONT:



ILLUMINATED CABINET - TYPICAL SECTION - LED/QUICK STIK

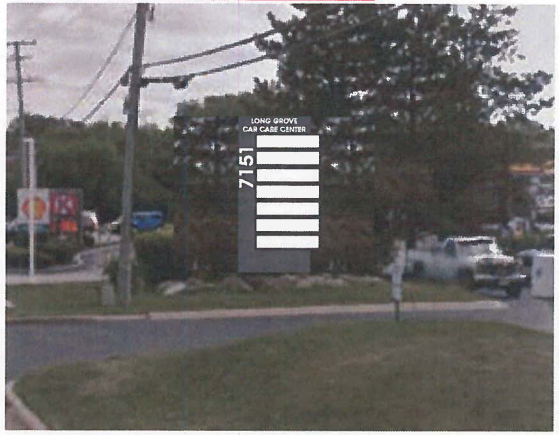


ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:
1. A minimum of one dedicated 120V 20A circuit
2. 8 amp draw
3. Junction box installed within 6 feet of sign
4. Three wires: Line, Ground, Neutral

PREVIOUSLY INSTALLED:

PROPOSED:



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DETAIL
DRAWING

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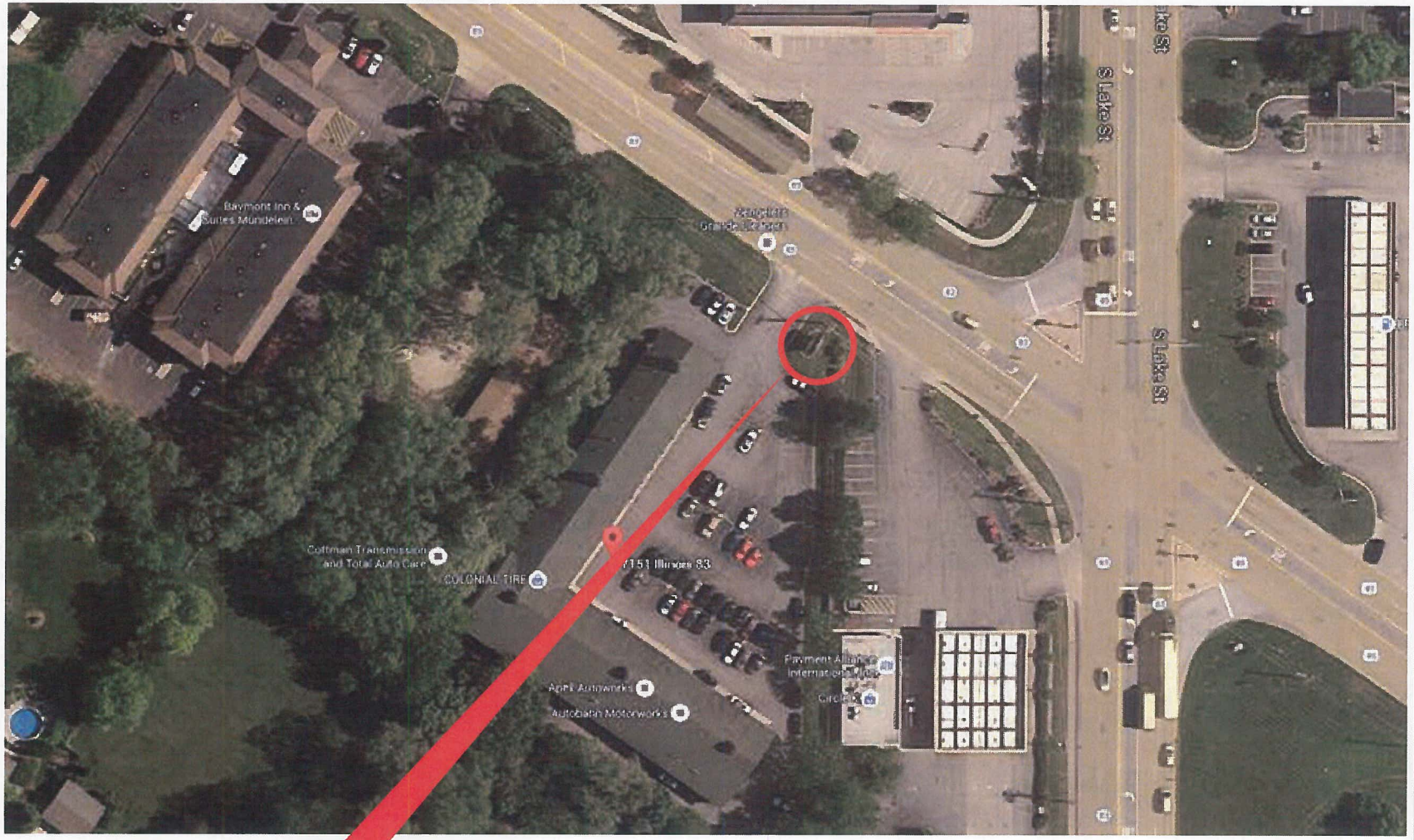

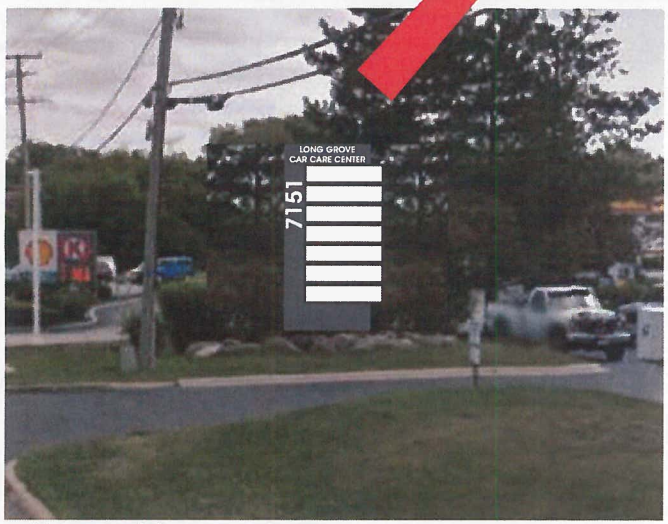

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SITE PLAN
DRAWING

Google earth

feet 10
meters 4

Google earth

feet 10
meters 4

inches and shall not be illuminated. All exterior store signs shall be of the same style and color, except for recognized National tenants whose signage is determined by Corporate Standards, in which case the color and style of the signage shall be determined thereby.

G. No more than 30% of any store window may be used for interior signage or window signage purposes.

H. All other signs, if any are permitted, shall be subject to the review and approval of the Long Grove Architectural Board.

I. No sign shall have moving parts or flashing lights.

9. All garbage or refuse disposal areas must be totally enclosed and not subject to public view.

10. All businesses located on the subject property shall obtain and maintain Long Grove business licenses.

11. The plaintiff's and their successors, if any, shall maintain, in good condition, the landscaping, fences, signage, and buildings.

12. There shall be no merchandise, supplies or any other materials stored, temporarily or otherwise, outside of the interior of the buildings to be constructed on the Subject Property.

13. Long Grove shall issue all necessary building and all other permits to permit the proposed use upon submission by the plaintiff of plans and specifications required by and in compliance with the ordinances of Long Grove, and upon compliance with all other Long Grove ordinance provisions

Exhibit C.

6. The hours of operation of all businesses operated on the subject property shall be restricted to 7:00 A.M. through 9:00 P.M.

7. The permitted uses which may be established within the Center shall be as designated by the list of permitted uses (hereinafter "list of uses"), attached hereto as Exhibit F and incorporated herein by reference. Any other uses may be permitted in the discretion of the Village of Long Grove upon application to the Village and approval thereby as a special use.

8. The signage of the center as to size, location, and appearance, shall be in substantial conformance with the signage plan dated December 16, 1986, attached hereto as Exhibit J and incorporated herein by reference, and shall conform to the following criteria:

A. The height shall not exceed 15 feet above grade, and the illuminated portion of the sign shall be no greater than 12 1/2 feet above grade.

B. The type of sign shall be monument only with appropriate landscaping. No poles shall be permitted.

C. All signs shall be illuminated internally only.

D. The maximum square footage of the entrance sign shall not exceed 105 square feet.

E. Only one exterior sign shall be permitted per store except that the anchor tenant may have two signs.

F. All exterior store signage shall be silhouette letters. The letters shall be no greater in height than 18