ITEM #4: For the ARCHITECTURAL COMMISSION; May 16th @ 7:00 P.M.

REQUEST: Consideration of a request for replacement signage for the Village of Long Grove; 3110 Old McHenry Road within the R-1 Zoning District, submitted by the Village of Long Grove.

HISTORY/STAFF REVIEW:

The property in question is located on the northeast side of Old McHenry Road adjacent to and immediately behind the Kildeer-Countryside School. The property is zoned under the R-1 Residential District Regulations.

As submitted the Village proposes two signs to replace the existing signs which have become dilapidated and unsightly over time. Both would be hanging signs mounted from the existing sign post (which will be sandblasted and re-painted black) on Old McHenry Road just north of the driveway entrance to the school and Village Hall. The existing Village Hall sign and Archer School /Ruth Barn sign measure 57" x 50" and 18" x 36" respectively for a total of approximately 24.25 sq. ft. of signage. The existing sign post is non-conforming in terms of setback and location within the vision triangle.

As proposed both signs will be double faced. The Village Hall replacement sign will measure 48" x 48" (16 sq. ft.) and the Archer School /Ruth Barn sign will measure 30.75" x 48" (10.25 sq. ft.) the total square footage of signage proposed (26.25 square feet) ***including the borders***. Signs will be made of sandblasted cedar with the borders and primary copy raised. The signage will be comprised of brown borders with and antique white background and green lettering, logos and arrow. Both signs will retain the same appearance. Signage will be non-illuminated at this time. (See attached).

Total floor area for the Village Building is approximately 3,025 sq. ft. As proposed 26.75 gross square feet of signage is proposed. The requested signage is within the square footage limits for the floor area at this location (sign regulations listed below)

The hanging signs be mounted with chains connected with a closed hook to threaded steel eye bolts integrated into the sign frame (see attached) to the existing sign post.

SIGN REGULATIONS:

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

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

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

Setback & Vision Triangle

The existing sign post is non-conforming in terms of setback and location in the visions triangle. Based upon aerial photos for the Lake County GIS the existing sign post encroached into the Old McHenry Road right-of-way by approximately 10' feet and is approximately 18' feet from the edge of the pavement.

The vision triangle is 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.

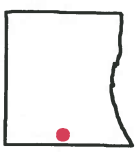
As the entrance to Village Hall would be considered a driveway the intersecting a right-of-way the 15' standard would apply. Given the configuration of the driveway the vision triangle would actually be located on private property in this instance (see attached map).

Presently the Village Hall sign measures 57" long and is approximately 80" (6.5. feet) from grade adjacent to the sign. As proposed the replacement sign would measure 48" long and would hang approximately 89" from grade (7.4 feet +/-) thereby lessening site distance issues at the intersection. Furthermore the smaller Archer School /Ruth Barn sign will be placed on the outside of the sign post and measure approximately 106" from grade (8.8 feet). This is done to also minimize impacts to sight lines at the intersection. This is particularly important for the school bus traffic entering and exiting the property. In short, signs have been configured and are proposed to be placed to minimize sight line issues and should be an improvement over the existing signage.

ARCHITECTURAL COMMISSION DECISION:

The Commission should review make a recommendation on the appropriateness of the signage at this location in relation to the area.

Lake County, Illinois



LakeCounty
Geographic Information System

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

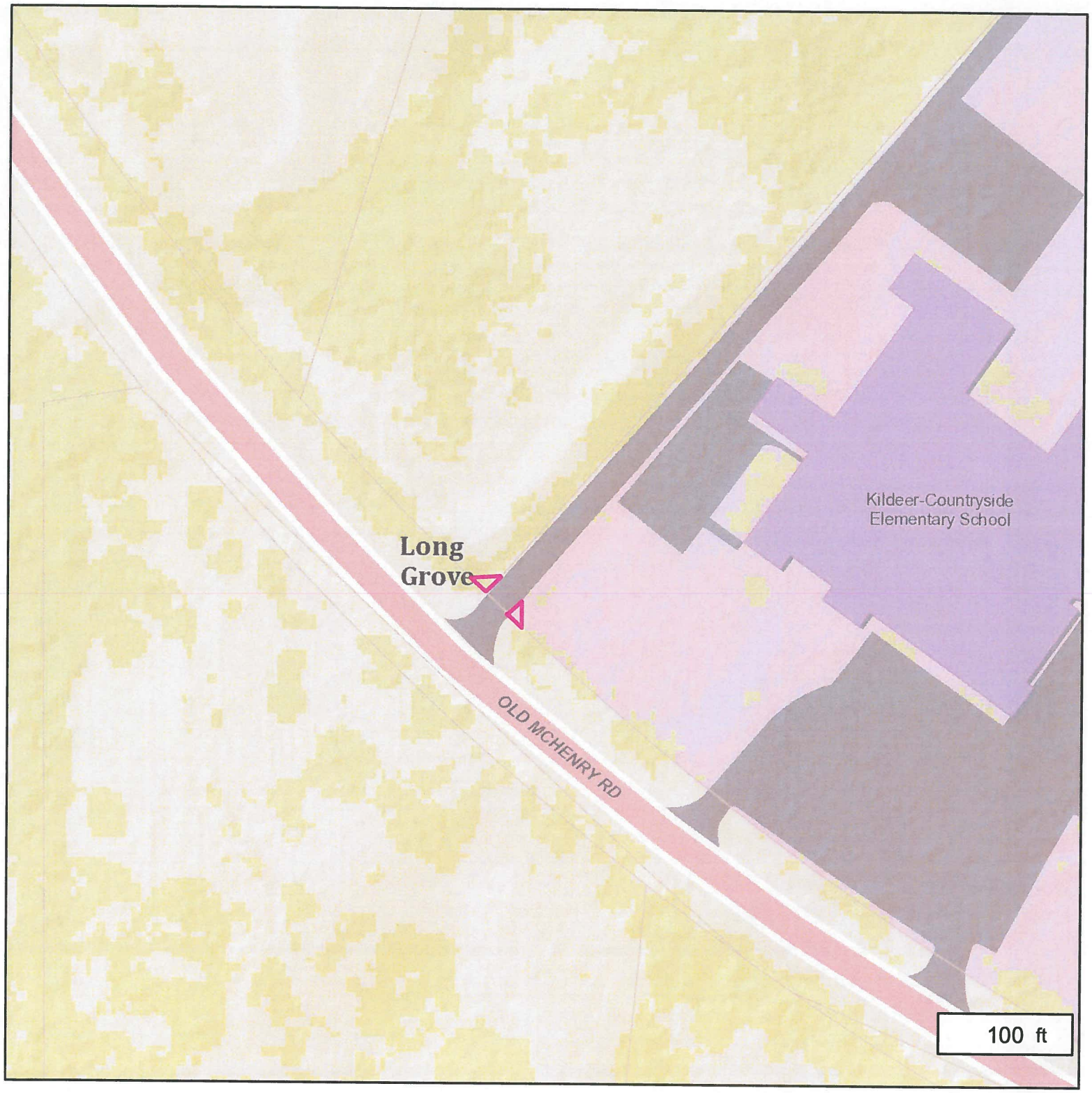
Map Printed on 5/9/2016

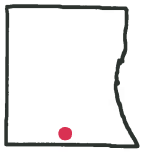
N

— Tax Parcels

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.

Lake County, Illinois





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VISION TRIANGLE

Tax Parcels

Municipalities

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.

Double Sided Sandblasted Sign 48"X48"
Antique White will be recessed - Borders and Primary Copy Raised
Colors:
Dark Brown Borders
Medium Green Lettering, Arrow and Logo
Antique White Background, Flourish and 3110
How Signs will hang from Arm:
Welded Threaded Steel Rod with Closed Hook on top to hang with chain.

Double Sided Sandblasted Sign 30.75"X48"
Antique White will be recessed - Borders and Primary Copy Raised
Colors:
Dark Brown Borders
Medium Green Lettering
Antique White Background, Flourishes
How Signs will hang from Arm:
Welded Threaded Steel Rod with Closed Hook on top to hang with chain.

Demo for Sign Installation and Attachment:

ARCHER SCHOOL
RUTH BARN
Village of
Long Grove
Office-Hall
3110
SPEED LIMIT 25
03 22 2016

ARCHER SCHOOL
RUTH BARN
3110
Village of
Long Grove
Illinois
VILLAGE HALL
03 22 2016

FOR OFFICE USE ONLY:	
AC Received:	5.16.16
AC Reviewed:	5.16.16
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: Village of Long Grove	BUS. PHONE #: 847-634-9440
BUSINESS ADDRESS: 3110 Old McHenry Road	
BUSINESS OWNER'S NAME: Village of Long Grove	E-MAIL jhogue@longgrove.net

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	Hanging Signs (Replacement)

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:

N/A	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: Roman Signs	PHONE #: 847-381-3425
ADDRESS: 819 W Northwest Hwy, Barrington, IL 60010	E-MAIL: roman@romansigns.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.

PROPERTY OWNER(S)' SIGNATURE(S)

David Lothspeich, Village Manager

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 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: _____