



ITEM #2: For the **ARCHITECTURAL COMMISSION: 2.10.20 @ 7:00 P.M.**

REQUEST: Consideration of a request for subdivision identification signage (replacement) for the Oak Hill Unit #1 Subdivision located at the southeast corner of Route 83 and Oak Hills Drive, submitted by Mr. Adrian Radosav, HOA President, on behalf of the Oak Hill Unit #1 HOA.

HISTORY/STAFF REVIEW:

Proposed Project:

The request is being made on behalf of the Oak Hills Unit # 1 Homeowners Association to allow the replacement of the existing subdivision identification signage at the entrance to the subdivision. The existing ground sign at the subdivision entrance has deteriorated and the sign will be removed. The proposed signage will be at the southeast corner of at Route 83 & Oak Hills Drive in approximately the same location as the existing signage.

The replacement signage will be a ground sign. The sign will be single faced and constructed of Indiana Limestone to reduce maintenance and deterioration of the sign over time. The limestone sign face will measure approximately 32 to 40 square feet depending on what size stone is available.

Two scenarios for copy have been provided with the "Oak Hills of Long Grove" copy being preferred (both are approvable). The "Oak Hills of Long Grove" copy measures 36" x 99" (3' x 8.25') or 24.75 square feet, the alternative copy measures 33" x 60" (2.75' x 5') or 13.75 square feet. The sign face will be left natural with black copy (font type not identified). The copy will be sandblasted into the sign face.

Illumination is proposed and will utilize an existing electrical connection at this location. Up lighting utilizing a 37 watt linear LED flood/sign light, 47.6" long, is proposed to be ground mounted in front of the sign with illumination directed toward the sign face. Existing screening around the sign should serve to prevent "leakage" of illumination from the location of the sign. No screening of the lighting fixture has been proposed however and should be confirmed through testimony.

Based upon staff review of the proposal, approximately 25 square feet of signage is requested (preferred option). This is in compliance with the Village Code requirement of a maximum of 40 square feet for such signage. An excerpt of the Village Code regarding subdivision identification signage is listed below. The sign is proposed outside of the Route 83/Oak Hills Drive right-of-way and the "vision triangle". The replacement sign should not interfere, confuse, or mislead traffic movement as it setback well away from any right-of-way and configured so as not to obstruct, impair, obscure, or interfere with the views of a vehicular driver, pedestrian, or cyclist.

SIGN REGULATIONS –

(c) Subdivision Signs: A sign identifying the location and name of a subdivision may be installed at the entrance of the subdivision, subject to compliance with the following standards:

(1) Number Of Signs: No more than two (2) subdivision identification signs shall be permitted for each subdivision.

(2) Size: The cumulative total area of the subdivision identification signs permitted by subsection (G)2(c)(1) of this section shall not exceed forty (40) square feet in dimension.

(3) Lighting: A subdivision identification sign may be illuminated, subject to compliance with the following standards:

A. Type Of Lighting: A subdivision identification sign may utilize one of the following methods of illumination: sign mounted canopy light or ground mounted spotlight. Only white or clear incandescent illumination sources shall be permitted.

B. Direction Of Illumination: The illumination source shall only be directed onto the face of the subdivision identification sign.

C. Visibility Of Illumination Source: The illumination source or filament shall not be visible from adjacent lots.

D. Maximum Illumination: The maximum illumination for a subdivision identification sign shall not exceed two (2) foot-candles within a distance of one foot (1') from the surface of the subdivision identification sign and shall not emit any measurable illumination (i.e., 0 foot-candles) at the lot line most proximate to a subdivision identification sign.

E. General Restrictions: The illumination of the subdivision identification sign shall comply with the provisions of subsection (D)1 of this section.

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 driver, 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.

ARCHITECTURAL COMMISSION ACTION:

Proposed signage is approvable per the village code. The Commission should review the request for signage in light of the aforementioned regulations and render a determination based upon those criteria as well as the aesthetics of the signage at this location. Screening of the proposed lighting source should be discussed and confirmed through testimony

Lake County, Illinois



Lake County, Illinois





Map Printed on 2/4/2020



 Tax Parcel Lines

Tax Parcel Information

 SIGN LOCATION

 VISION TRIANGLE

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.