



ITEM #1: ARCHITECTURAL COMMISSION; March 15, 2021 @ 7:00 P.M.

REQUEST: Consideration of a request for replacement signage for “Coldwell Banker” “Building A”; 4192 Route 83; within the Sunset Grove Development, submitted by Neon Prism Electric Sign Co, Inc.

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).

“Building A” was one of the last two structures to be built in the Sunset Grove Development and received AC review and approval as part of the original PUD approval in 2008. At that time it was noted individual signage requests would be brought to the back to the Commission as received for further consideration.

Coldwell Banker was the first and is the “anchor” tenant for “Building A”. The AC considered and approved similar signage in December of 2014.

STAFF REVIEW:

The property in question is located at 4192 Route 83 and is located in Building “A” north of and adjacent to the Sunset Food Building in the Sunset Grove Development.

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 elevation for “Building A” is attached. As signage relates to this portion of building, the “Coldwell Banker” signage, as proposed, is in the "Designated Zone for Placement of Signage and Graphics" as indicated on the approved PUD plans.

Per the building plans submitted for approval the "Designated Zone for Placement of Signage and Graphics" is as follows;

West Elevation – 1 sign;

Placement Zone Dimensions: 22.0' x 3.0' = 66 sq. ft. x .70 = 46.2 sq. foot of signage

PROPOSED SIGNAGE

Petitioner is again proposing one wall sign on the west facade of "Building A" over the building entrance and in the location approved as the "Designated Zone for Placement of Signage and Graphics". This is consistent with the final PUD approval.

The size of the proposed signage is as follows;

	<u>Proposed Sq. Footage</u>	<u>Sq. Footage Allowed per PUD Approval</u>
East Elevation:	17.9' x 1.6' (29.9 sq. ft.)	46.2 Sq. ft.

The proposed signage is on the west elevation and is within the allowable square footage for such signage per the PUD approval ordinance.

Sign Measurement: Unless otherwise expressly provided to the contrary in these regulations, 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.

A sign placard will also be placed on pylon sign on the Route 83 frontage. This sign will be consistent with the other placards on the pylon sign and is permissible at this location.

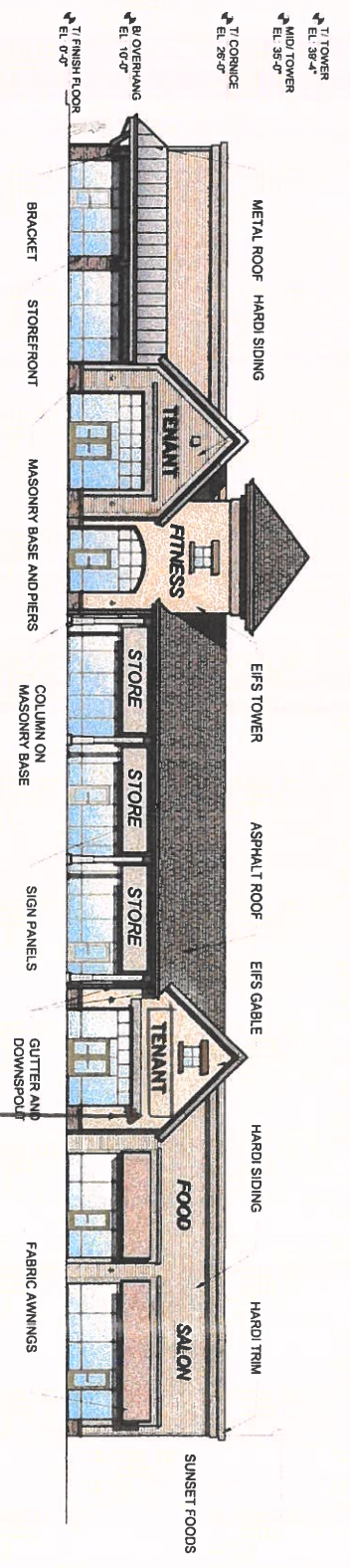
MATERIALS & ILLUMINATION

The signage is proposed to be individual channel letters with in white acrylic with blue vinyl lettering. The "Coldwell Banker" logo in white & blue will also be incorporated into the sign. Signs are proposed to be illuminated with backlit LED lighting consistent with other illumination within the development.

ARCHITECTURAL COMMISSION DECISION:

The signage as proposed is consistent in both size and placement with the final PUD approval. The sign is therefore approvable as submitted.

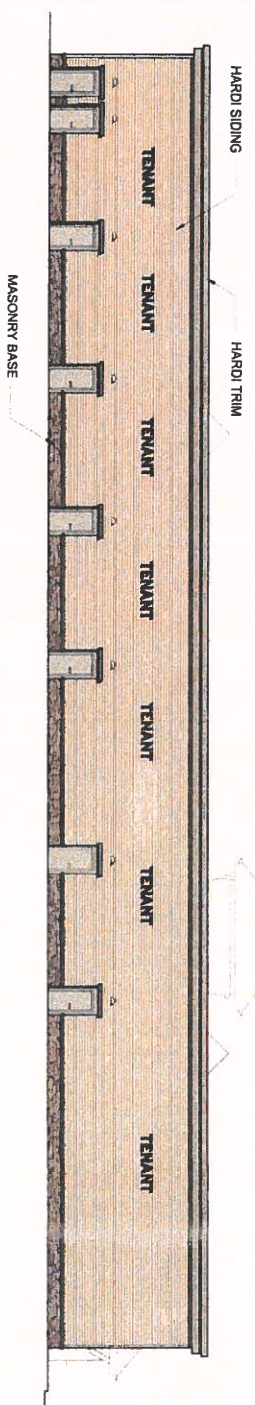
It is suggested that consistency as well as the overall character of the development be considered with regard to individual signage requests.



RETAIL 'A' WEST ELEVATION

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

** PROPOSED SIGN LOCATION*



RETAIL 'A' EAST ELEVATION

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

SUNSET GROVE
LONG GROVE, ILLINOIS



DATE September 3rd, 2008

OKW Architects
PROJECT NUMBER 0433