



ARCHITECTURAL COMMISSION STAFF REPORT

To: Jeanne Sylvester, Chair
Architectural Commission Members

From: Tim Verbeke, Senior Planner

Subject: Blue Daisy Floral and Design Studio Sign

Requests: Illuminated Blue Daisy Floral and Design Studio Exterior Sign

Public Meeting Date: March 18, 2024

Attachments:

1. Petitioner's Application
2. Sign Rendering
3. Location Map
4. Sign Code

PETITIONER

Blue Daisy Floral and Design Studio (Business Owner)
3980 Illinois Route 22, Unit B
Long Grove, IL 60047

REQUEST

Review of material and design of an internal illuminated wall sign located at 3980 IL Route 22 Unit B. This item was discovered during a code enforcement #ECE23-0065, which led to the applicant applying for permit #JSIG23-0003. Applying for the signage permit triggered the need for Architectural Commission review.

HISTORY

Blue Daisy Floral and Design Studio, a florist, specializes in floral arrangement and wedding event planning and is located at 3980 IL Route 22, Unit B. They are requesting illuminated façade signage for this location, which has been occupied by Blue Daisy Floral and Design Studio since 2022 and was part of Dunkin' Donuts prior to the florist. This property is located within the B-2 Commercial District and is in the Long Grove Commons PUD. Minor PUD amendments for various improvements, including signage, have been approved previously for this development. Existing signs within the development include flat panel, cabinet, raised letter, routed letter, and illuminated designs. The past tenant of the tenant space, and current neighbor, Dunkin' Donuts, had an external illuminated sign affixed to the front façade along IL Route 22 on the white stucco façade. Blue Daisy Floral and Design Studio does not currently have a sign on the exterior of the building, the proposed signage would be the only exterior signage. The proposed sign would be placed above the main entry door, on the brick façade, rather than on the street facing façade. This is to not only create warmth at the entrance but to also create pedestrian

scale improvements. The side and rear façade of this unit have non-illuminated signs for the neighboring business with shielded light fixtures. Dunkin' Donuts was also granted a minor PUD amendment to allow for illuminated signage.

Materials and Dimensions:

- 25 inches (2 ft) tall by 38 inches wide
- The white sign face is 6 ½ square feet and when illuminated the sign turns a blue color as shown below.
- The sign is constructed of LED neon script lettering clipped to a clear acrylic backer.
- Sign face will be powered by LED neon light with the entire sign supplied by one power source, a 120 volt plug into a basic outlet. This sign operates at a low voltage and stays cool to the touch and can be operated by remote.
- A clear acrylic backer will be used to support the letters and connect to the brick façade.



Figure 1: Signage

INTERNAL REVIEW

The square footage of the tenant space is approximately 1,688 square feet. For retail spaces containing 1,001 – 3,000 sq. ft. of floor area, up to 30 square feet of signage is permitted pursuant to the Village Zoning Code. At 6.6 square feet, the proposed sign is compliant with this requirement.

Long Grove Commons is designated as a Planned Unit Development (PUD) which provides additional standards on top of those required by the Zoning Code; however, where the PUD ordinance is silent on a matter, the standards of the Zoning Code apply. Section 5-9-5(D)(1)(a) of the Long Grove Municipal Code prohibits self-illuminated (internally illuminated) signs within the village. In this case, the PUD Ordinance makes no further reference to internally illuminated signs and the Zoning Ordinance prevails. However, the Zoning Ordinance allows

modifications to signage within a PUD to be approved by a Minor PUD Amendment: a process which can be approved by the Village Board through the Village planner.

As mentioned previously in this report, there are several existing signs within the development which are of a similar design to the proposed sign, including Dunkin' Donuts, Clay Oven Tandoor, and Soft Wave Fish Co. While certain Minor PUD Amendments have been approved for this development previously, staff were unable to determine the extent to which these authorized future sign installations on the property. For this reason and should the AC approve of the proposed sign, a new Minor PUD Amendment would be pursued by staff to address internally illuminated signs within this particular development and memorialize such approval for future reference. If such a Minor PUD Amendment were approved, the approval of the AC would still be required for any proposed signage.

ARCHITECTURAL COMMISSION DECISION

The AC should review the proposed project against the sign regulations found within Section 5-9-5 of the Code of Ordinances. A copy of the sign standards is provided as an attachment to this report.

STAFF RECOMMENDATION

The AC should consider whether the materials used, and overall design of the proposed signs aligns with the character of Long Grove and the Long Grove Code of Ordinances. The AC should comment on the overall design as presented.

Recommendations for the AC from staff:

- The sign area is not overly large, and it is in proportion with the acrylic support.
- The sign is simple in design.
- Sign does have internal blue neon LED lighting.
- Approval of the design of the signs does not constitute an approval of a building permit or locations of the signs. Additionally, Village of Long Grove approval does not negate the need for jurisdictional approval where applicable.



ARCHITECTURAL COMMISSION SIGN PERMIT APPLICATION

The Architectural Commission meets every third (3rd) Monday of the month at 7:00 PM in the Village Hall or as otherwise posted. The applicant (or representative) must be present.

APPLICANT INFORMATION	
NAME	
BUSINESS (If applicable)	
ADDRESS	
PHONE NUMBER	
EMAIL	
PRIMARY OWNER NAME	
PHONE NUMBER	
EMAIL	
SQUARE FOOTAGE OF THE COMMERCIAL SPACE WHERE THE SIGN IS BEING INSTALLED	

SIGN CONTRACTOR INFORMATION	
NAME	
ADDRESS	
PHONE NUMBER	
EMAIL	
CONTACT	

- TYPE OF SIGN:**
- | | |
|--|--|
| <input type="checkbox"/> Large Real Estate Sign | <input type="checkbox"/> Construction Sign |
| <input type="checkbox"/> Subdivision Sign | <input type="checkbox"/> Business District Sign |
| <input type="checkbox"/> Nameplate Sign | <input type="checkbox"/> Development Identification Sign |
| <input type="checkbox"/> Gas Station Signage | <input type="checkbox"/> Office Signage |
| <input type="checkbox"/> Temporary Banner Sign | <input type="checkbox"/> B&B Signage |
| <input type="checkbox"/> Churches, Public Buildings, and Country Clubs | |

Please prepare and submit a set of the following information fourteen (14) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL DELAY PROCESSING.

- Completed Architectural Commission Application – Sign Permit Application signed by **both** the petitioner **and** the property owner.
- Completed Building Permit Application
- Written work proposal with detailed project description, including project value.
- Position or location of the proposed sign on the building or property.
 - Provide a site plan with dimensions and lot lines
 - Provide photographs of the location on the property or building where the sign would be installed.
- Provide a detailed drawing (to scale) of the proposed sign, including:
 - Dimensions
 - Sample of colors on sign
 - Letter style to be used
 - Materials to be used
 - Sample of any unusual material to be used on the sign
 - For requests in the B-1 Historic Districts see suggested design guidelines for signage.
- If electric is included – provide a copy of the State of Illinois Electrical contractor’s license.

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.longgove.net, to better understand the basis for sign permit approval.

MAXIMUM SIGN AREA PERMITTED IN THE B1 BUSINESS ZONING DISTRICT (IN SQUARE FEET)		
Total Area of Business in Square Feet	Setback (building and all signs) less than 50' from nearest edge of pavement of main roadway unless otherwise approved by Architecture Commission.	Setback (building and all signs) at least 50' from nearest edge of pavement of main roadway.
1 – 1000	12	16
1,001 – 3000	20	26
3,001 – 5,000	30	38
5,001 or Greater	30	38

MAXIMUM SIGN AREA PERMITTED IN BUSINESS ZONING DISTRICTS, OTHER THAN B1		
Total Area of Business in Square Feet	No Arterial Access	Arterial Access
1 – 1000	12	20
1,001 – 3000	20	30
3,001 – 5,000	30	40
5,001 or Greater	30 ¹	50 ²

NOTES

- ¹ – For each additional 2,000 square feet greater than 5,000 square feet, an additional ten (10) square feet of signage is permitted. The maximum total signage area shall not exceed fifty (50) square feet.
- ² – For each additional 2,000 square feet or greater than 5,000 square feet, an additional ten (10) square feet of signage is permitted. The maximum total signage area shall not exceed seventy (70) square feet.

Historical Downtown Signage Regulations

Signs shall follow the requirements set forth in the Long Grove Municipal Code, 5-9-5, Signs, to the greatest extent possible, except as listed below.

General Requirements

- Signs must reflect the historic and eclectic feel of the Long Grove Historic Downtown and be integrated within the landscaping and architecture whenever possible.
- Creative and unique signs are encouraged.
- Signs may not be internally illuminated.
- Recommended signs can be illuminated with architecturally appropriate fixtures including goose-neck style, carriage style, ground sign up lighting, or other fixtures designed to be hidden from view.

Placement

- No sign shall be placed more than twelve (12) feet above finished grade at the main entrance of the building.
- Signs must be placed adjacent to the destination they are intended to serve.
- Window signs are allowed but are to cover no more than 20% of the total window space.

Colors

- A darker background with lighter lettering is encouraged.
- Use body colors for awnings and canopies that blend with the building façade.

Materials

- Signs should be simple and constructed of high-quality materials.
- Signs must be durable, vandal resistant, and designed for easy maintenance.
- Suggested materials include painted wood, metal, and stone.
- No particle board or plastic is allowed.
- Highlight reflective metallic signs are not permitted.

Content

- Signs shall be limited to the business name and a maximum of five additional words describing the products or services.
- Signs may not include an email, web, address, or phone number of the business.
- A graphic or symbol may be included on the sign given it is complementary to the overall design of the sign.

Temporary Signs

- Temporary signs must comply with Section 5-9-3 of the Long Grove Municipal Code.
- Hand lettered or temporary ground stake signs are prohibited.
- Daily retail “specials” signs or sandwich board signs are not allowed to be placed within the right-of-way.

Business District Signage Regulations

Following the design recommendations listed for the historic downtown with the below differences

General Requirements

- Use low-profile signs, which are compatible with the architecture of the building.
- Signage should provide information and direction to direct people without confusion or delay

Placement

- Wall signs should be integrated into the façade of the building or landscape design.

Materials

- Materials should compliment architecture of the building.

IL Route 83 Monument Signage

- Use low-profile signs, which are compatible with the building architecture and site for all uses.
- Retail, office, service, and entertainment signage should be designed as monument signage.
- Each development may not have more than one monument sign.
- One sign per outlot is allowed. Ground signs of all outlots must not be more than eight (8) feet tall, measured from the final grade to the top of the sign.
- Ground signs for development must not be taller than fifteen (15) feet, measured from the final grade to the top of the sign.

Lighting

- Illuminated signs should only light the letters of the sign, not the background
- Signs can be internally illuminated.

APPLICABLE FEES (CHECK ALL THAT APPLY)		
✓	AMOUNT	DESCRIPTION
	\$50	Building Permit Application Fee – non-refundable
	\$500	Security deposit, refundable, as per Village Code Title 12-1-2(U)
	\$50	B-1 District – 10 square feet or less
	\$60	B-1 District – 10.1 – 12 square feet
	\$70	B-1 District – 12.1 – 20 square feet
	\$80	B-1 District – 20.1 – 30 square feet
	\$100	B-1 District – 30.1 square feet or greater
	\$100	B-2 District – 75 square feet or less
	\$125	B-2 District – 75.1 - 100 square feet
	\$150	B-2 District – 100.1 - 125 square feet or less
	\$200	B-2 District – 125 square feet or greater
	\$50	Subdivision Identification Signs – No more than one (1) sign per entrance to subdivision. Total sign not to exceed forty (40) square feet
	\$100	Subdivision Development Sign – Per sign
	\$200	Office & Office Research District – Maximum of two (2) signs, not to exceed one hundred (100) square feet total combined dimensions; fifty (50) square feet maximum per sign.
\$		TOTAL DUE

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) Printed Name: Long Grove Development

Property Owner(s) Signature: [Signature]

Applicant Printed Name: Annie Akmakjian

Applicant Signature: [Signature]

SUBMIT YOUR APPLICATION ELECTRONICALLY

- Digital copies of permit applications, supporting plans, and documents are preferred.
- Email your completed permit application and required attachments to the Long Grove Building Commissioner at mromanello@longgroveil.gov. Failure to include all the required attachments may delay the permitting process.
- Pay the listed application fee and security deposit online at www.longgroveil.gov or drop a check off at the Village Hall if you prefer. If paying online, include a copy of the paid receipt with your permit application.

FOR OFFICE USE ONLY		
Date Received: _____	Permit Number: _____	Date Issued: _____
ARCHITECTURAL COMMISSION		
<input type="checkbox"/> AC Received: _____	<input type="checkbox"/> AC Reviewed: _____	<input type="checkbox"/> AC Approved: _____
<input type="checkbox"/> Village Board Approval: _____		
PAYMENT INFORMATION		
Amount Paid: _____	Date Paid: _____	



3980-B

Blue Daisy
Floral & Design

3980-B

Blue Daisy
Floral & Design



PUSH

From: The Village of Long Grove

To: The Village of Mundelein

Plan Review Request

Date: 08/22/2023

The attached plans are ready for plan review # 1

Permit **#JSIG23-0003**

Project address: **3980 IL ROUTE 22 B; BLUE DAISY FLORAL AND DESIGN STUDIO**

Project description: Sign; NEW SIGNS FOR BLUE DAISY FLORAL AND DESIGN STUDIO (2-BANNER STYLE SIGNS, 1-PLUG-IN NEON SIGN)

CODE ENFORCEMENT #ECE23-0065 SIGNS INSTALLED WITHOUT A PERMIT

Applicant: LONG GROVE DEVELOPMENT CORP, DR SAM, (847) 821 7700, (847) 778 0463, DRSAM001@AOL.COM

Notes/History

- The following documents are being sent:
 - (1) PHOTOS FROM OWNER DEPICTING SIGNS.

- Mundelein needs to review for zoning.
- Please cc me on any interim communications and/or plan reviews with the applicant.
- Please send back electronic copies of the plan review, the review fee sheet, and the inspection list.

Thank you for your review. Please contact me with any questions.

Margerita Romanello

Building and Permitting Specialist

(847) 634-9440

mromanello@longgroveil.gov



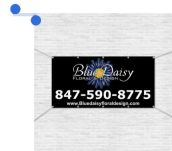
Order number: VP_VJB81X8K



Annie, your package h

Good news! Your package was delivered c

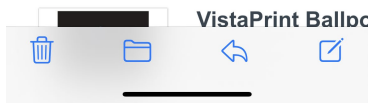
Items delivered



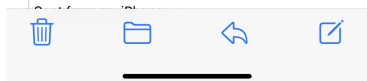
Vinyl Banners

Quantity: 1

[Track status](#)



On Thu, Jun 23, 2022 at 10:07 PM Annie Akmakjian <annie@bluedaisyfloraldesign.com> wrote:





Blue Daisy
FLORAL DESIGN
847-590-8775
www.Bluedaisyfloraldesign.com

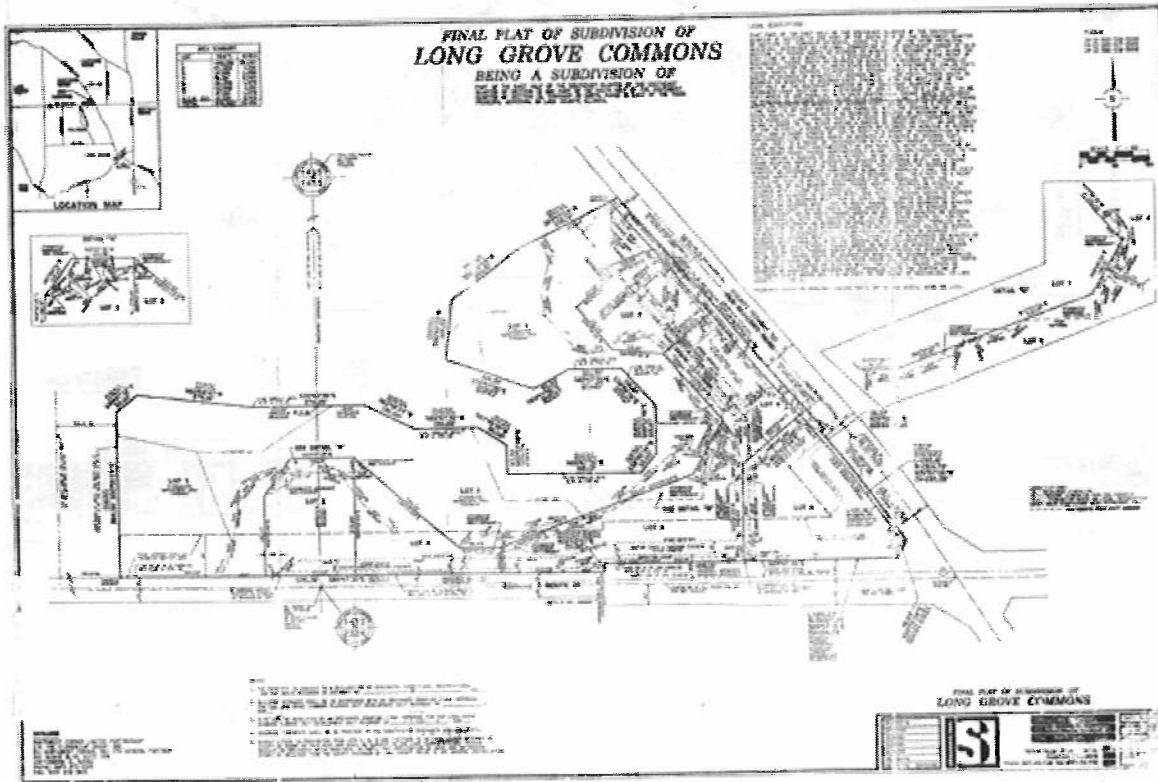
Blue Daisy
FLORAL DESIGN
847-590-8775
www.Bluedaisyfloraldesign.com

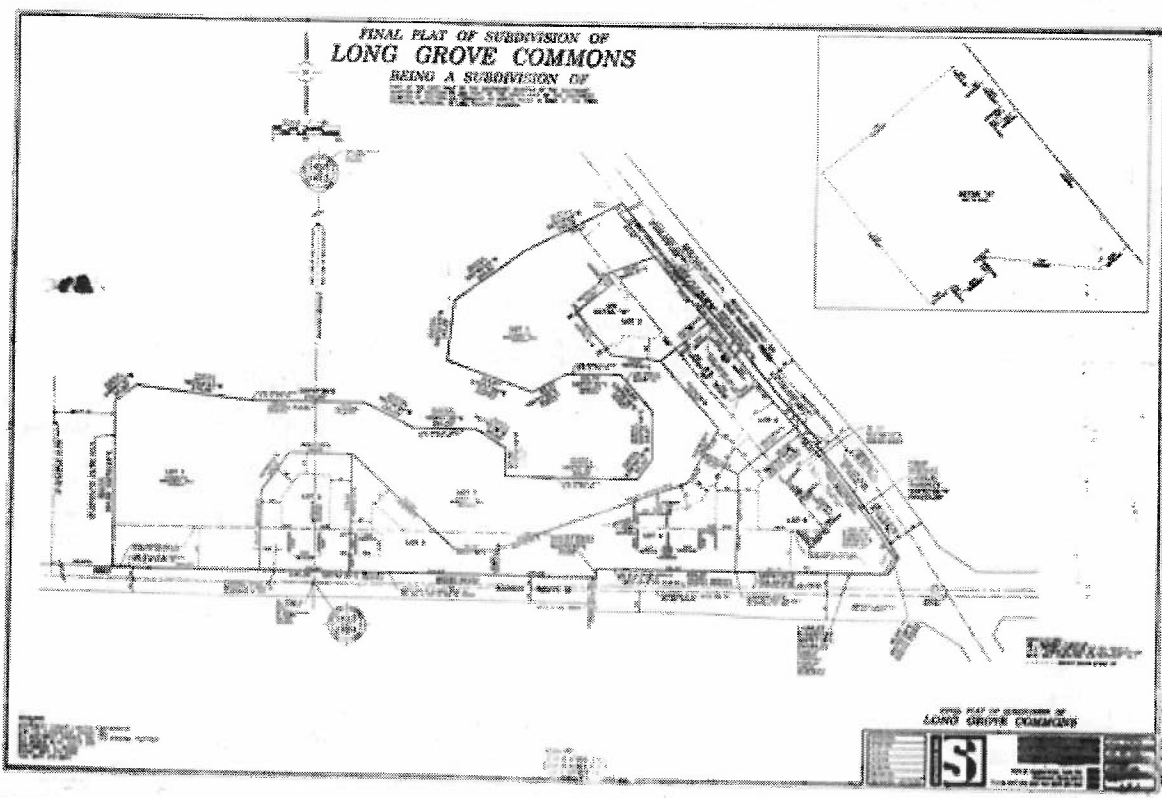
Blue Daisy
FLORAL DESIGN

3980-B

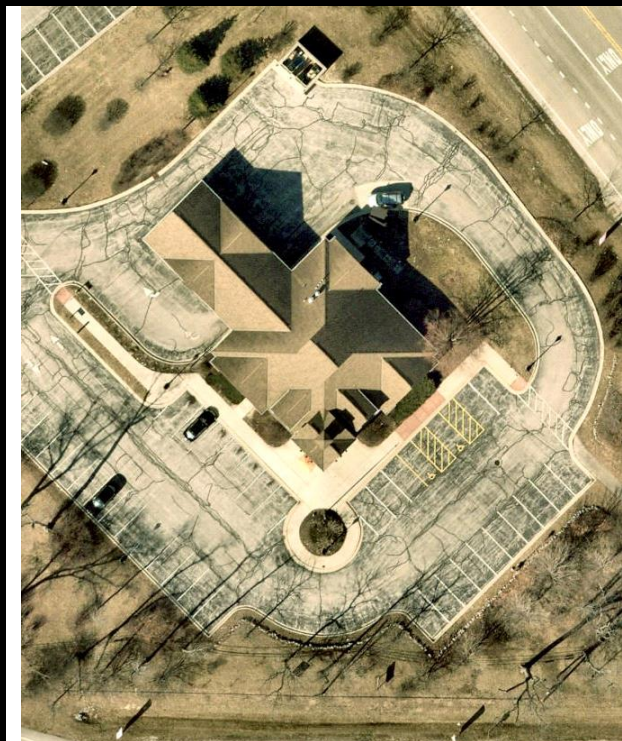
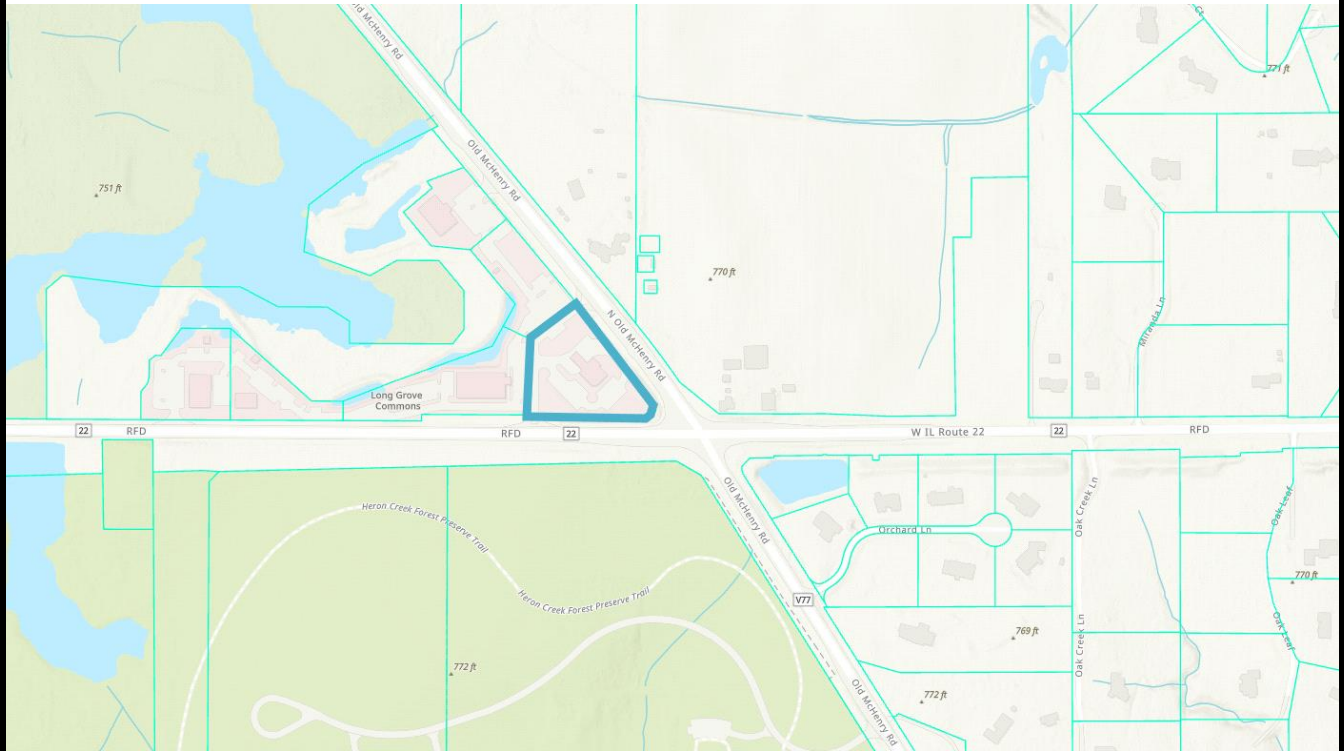
From: Shannon Pope Shannon.Pope@transwestern.com
Subject: FW: Long Grove- Survey and Tax Bill
Date: Feb 20, 2015 at 12:36:57 PM
To: drsam001@aol.com

Sam,
Please find survey and tax bill attached.
Best regards,
Shannon






Location Map: 3976 Illinois Route 22



LEGEND

 Subject Property



5-9-5 - Signs

- (A) *Scope of Regulations* - The regulations of this Section shall govern and control the location, erection, relocation, reconstruction, extension, enlargement, conversion, replacement, alteration, operation, maintenance, and removal of all signs within the Village visible from any street, sidewalk, or public or private common open space, excluding only signs owned or maintained by the Village. Any sign not expressly permitted by these regulations shall be prohibited. The regulations of this Section relate to the location of signs within zoning districts and shall be in addition to the provisions of the building code applicable to the construction and maintenance of signs.
- (B) *Statement of Purpose* - The regulation of signs by this Section is intended to promote and protect the public health, safety, and welfare. The purpose of this Section is to:
1. Regulate signs in such a manner that supports and complements land use objectives that are set forth in the zoning code, Village code, and Comprehensive Plan.
 2. Ensure that all signs are compatible with regards to size, location, color, construction, materials, and the manner of display.
 3. Ensure that signs do not confuse, obstruct traffic vision, nor endanger public health, safety, morals, or general welfare.
 4. Ensure that signs within the Village are displayed in a manner that preserves the special qualities inherent in the Village that attract tourists and residents alike and that are the basis of the Village's economic stability and growth.
- (C) *Applicability* - No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, replaced, or altered except in conformance with the provisions of this Section and after issuance of a sign permit by the Village, if required, or compliance with subsection (F) of this Section permitting signs without the issuance of a permit.
- (D) *General Standards* - Except as otherwise expressly provided in subsection (F) of this Section, the following general standards apply to all signs. Any sign not in compliance with these standards shall be immediately corrected or shall be deemed to be in violation of this chapter.
1. *Illumination* - Signs shall only be permitted to be illuminated in accordance with the following regulations:
 - (a) No sign can be self-illuminated or internally illuminated; provided, however, that a business shall be permitted one internally illuminated "Open" window sign not to exceed one square foot in area, which sign shall be subject to the review and approval by the architectural commission.
 - (b) Neon illumination of signs is not permitted.

- (c) Any illumination of signs shall be constant in intensity and color and there shall be no flashing lights, rotating lights, running lights, or lights that create an illusion of movement.
 - (d) No sign shall be illuminated in such a manner so as to cause confusion with traffic signals or lights, or which might constitute a traffic hazard.
 - (e) Any light source that is used to illuminate a sign must be located, shielded, and directed as to not be visible from any point on any surrounding streets, public property, adjacent private property, or adjacent structures. All artificial illumination shall be so designed, located, shielded, and directed so that it illuminates the sign face area only and prevents the casting of glare.
2. *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.
 3. *Traffic Safety* - No sign or sign structure shall be permitted or maintained at any location whereby 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.
 4. *Maintenance* - The owner of a sign and the owner of the premises on which the sign is located shall be jointly and severally liable to maintain the sign or signs in a clean and sanitary condition, free from rubbish and weeds, and in overall good working order, including illumination sources, at all times.
 5. *Setbacks* - All signs must maintain a minimum five-foot setback from the street and cannot be located in the vision triangle.
 6. *Compliance with All Village Codes* - in addition to the requirements contained within this Section, all signs shall fully comply with all the other applicable Village code provisions, including, without limitation, the Village's building, and electrical codes.
- (E) *Historic Business District Signs* - Signs within the B1 historic business district must comply with the regulations of general applicability as set forth throughout this Section, except as specifically set forth in this subsection (E). Signs within this area should reflect the historic and eclectic character of the historic business district and be integrated with the landscaping and architecture to the greatest extent possible. The following regulations apply to signs within the B1 historic business district:
1. *Open Signs* - A business may display one illuminated open sign, provided that such illuminated "Open" sign: a) is no more than one square foot in area, b) includes lighted white letters on an unlit background, c) does not exceed an illumination level of 840

lumens, and d) otherwise complies with those provisions of subsection (D)1 of this Section that are not inconsistent with this subsection (E)1, except that the approval of the architectural commission shall not be required. A business may not display a lighted open sign at times when the business is not open to the public for normal business.

2. *Neon Illumination* - Neon illumination of signs is only permitted: a) if neon is used as part of an "Open" sign that meets the requirements of subsection (E)1 of this Section, or b) upon application and approval of a variation from the requirements of this code pursuant to subsection 5-11-15(E)1(c) of this title. for purposes of a request for a variation for neon sign illumination, a practical difficulty or particular hardship may be found to exist when the neon illumination of signs would be traditionally appropriate for the nature of the business and if such proposed sign is appropriate to the architectural style or era of construction of the business.
3. *Maintenance* - If signs are not properly maintained they must be removed or replaced. Proper maintenance includes a) repairing of any damage caused by weather or other impact, b) ensuring signs do not pose a hazard, or provide misleading information, to pedestrians or motorists, c) repairing cracks, fading, or general deterioration.
4. *Materials* - Signs should be constructed of high quality, long lasting and natural building materials, which may include painted wood, metal, or stone, but may not include particle board, plastic, or highly reflective metallic material unless expressly approved by the Architectural Commission.
5. *Awnings* - Businesses having awnings may include the business's name as copy along the lower edge or fringe of an awning, but any awning displaying such copy shall be considered a wall or canopy sign as allowed by subsection (E)7 of this Section and included in the maximum sign area calculation for that location.
6. *Flags* - Flags, in good condition and totaling not more than 15 square feet per zoning lot or per principal structure, may be displayed.
7. *Number* - The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs, singularly or in combination, shall not exceed the maximum permitted sign area.
8. *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	B1 Setback (building and all signs) at least 50' from nearest edge of pavement of main roadway

	otherwise approved by Architectural Commission	
1—1,000	12	16
1,001—3,000	20	26
3,001—5,000	30	38
5,001 or greater	30	38

Except as otherwise provided, square footage, for the purpose of this subsection (E), shall be calculated based on single sign face of any double-faced sign.

9. *Temporary Banner Signs* - The Village Planner may authorize temporary banner signs that conform with subsection (G)2(i) of this Section for a period not exceeding 60 days for signs that relate to the business, service, pursuit, or event conducted on or within the premises on which the sign is displayed.
 10. *Sandwich Board Signs* - The Village Planner may authorize one sandwich board sign, with cumulative total of all sign faces not exceeding twelve (12) square feet in addition to the total number and square footage of signs otherwise authorized, if requested as part of a business's annual business license application. The authorization to display a sandwich board sign must be renewed annually with the business license and include site plan identifying the general placement of the sign as well as a scaled drawing (or "proof") identifying the dimensions, materials and copy of the sign. Sandwich board signs may not obstruct pedestrian or vehicular ingress or egress and must be placed inside the structure when the business authorized to display such sign is closed to the public. Such signage shall be nonilluminated and may not adversely impact the health, safety, and welfare of the general public. Sandwich board signs may not be located on, or otherwise obstruct, pedestrian walkways, parking lots, and streets and be adjacent to the destination they are intended to serve but may not be displayed in the right-of-way. for purposes of this subsection (E), a "sandwich board sign" shall be a portable and temporary A-frame sign that is designed to be self-supporting by nature, which sign may have two sign faces and should be simple, unique, and constructed of high-quality materials that complement the landscaping and architecture of the B1 District.
 11. *Small Real Estate Signs* - Within the B-1 District, one temporary real estate sign shall be permitted per lot or per principal structure. Except as otherwise specifically provided herein, such signs must comply with the regulations for small real estate signs set forth in subsection (F)1 of this Section.
 12. *Setbacks* - Unless otherwise specified, setbacks shall be subject to the review and approval of the Architectural Commission.
- (F) *Signs that Do Not Require a Permit* - The following permanent and temporary signs may be erected and maintained in any district, unless otherwise provided, without obtaining a sign permit, subject to the following limitations:
1. *Small Real Estate Signs* - Except as otherwise provided in subsection (E)11 of this Section with respect to the B-1 District, two temporary real estate signs, which shall include

"Open House" signs, shall be permitted per lot or per principal structure. The maximum size for each real estate sign shall not exceed six square feet, and no such sign shall be illuminated nor be greater than seven feet in height as measured from grade where the sign (or any structure to which it is affixed) meets the ground to the upper most edge of the sign face. All such signs shall be removed within 48 hours of the closing or lease or sale of the lot.

2. *Residential Nameplates* - Two nameplate signs shall be permitted for each dwelling unit in a residential district only. The maximum size for each nameplate sign shall not exceed 144 square inches in area, and no such sign shall be illuminated.
3. *Window Signs* - Window signs shall be permitted when located on the interior side of a window. The aggregate area of all such window signs shall not exceed more than ten percent of the total area of the window. Illuminated window signs shall be permitted, subject to the provisions of this Section.
4. *Directional and Warning Signs* - Directional and warning signs that direct people to restrooms and to parking facilities and signs required by law (entrance, exits, and handicapped accessibility) shall be permitted. No such sign shall exceed two square feet in area. Directional and warning signs shall not be used for any commercial purposes and must be approved by the Village Planner prior to installation.
5. *Seasonal or Noncommercial Decorations / Signs* - Seasonal or noncommercial decoration/signs shall be permitted for a period not to exceed sixty (60) days. The maximum size for such decorations/signs shall not exceed ten square feet in area.
6. *Campaign Signs* - Two temporary campaign signs per candidate shall be permitted for each lot or per principal structure. The maximum size for each campaign sign shall not exceed six square feet, and no such sign shall be illuminated. No such campaign sign shall project beyond the lot line into the public right-of-way or onto private property that is not owned by the party installing or owning the sign.
7. *Political Message Signs* - Political message signs shall be permitted. The maximum size for each political message sign shall not exceed six square feet, and no such sign shall be illuminated. No such political message sign shall project beyond the lot line into the public right-of-way or onto private property that is not owned by the party installing or owning the sign.
8. *Street Signs* - Signs giving names of streets shall be erected at all street intersections. Such signs shall meet the minimum requirements as set forth in the "Manual of Uniform Traffic Control Devices for Streets and Highways", as prepared and published by the Department of Public Works and Buildings, State of Illinois, and the Long Grove street sign design standards. The developer shall also promptly install any and all regulatory traffic signs deemed necessary by the Village. The developer shall install temporary street signs during the period of construction as soon as the lot is accessible by vehicles and maintain such signs until permanent signs are installed.

9. *Conservancy/Scenic Corridor Signs* - Signs identifying conservancy and/or scenic corridor easements shall be posted on all lots that have been designated a Lowland Conservancy District, a woodland conservancy easement, or a scenic corridor easement. Such signs shall be installed prior to the issuance of a building permit and commencement of any construction on the lot. The signs shall be provided by the Village and installed as designated on the final plat of subdivision or by the Village Planner or his or her designee. The signs shall be located on four-inch by four-inch treated posts three feet in the ground and shall extend three feet above the ground. These signs shall indicate the Conservancy/Scenic Corridor Districts and establish that these areas are not to be disturbed.
10. *Public/Legal Notices* - Temporary signs that indicate either a public hearing or are a required legal notice may be installed on the lot; provided, however, that such signs shall not be located within the vision triangle nor constitute a public safety hazard.
11. *Temporary Signs* - Temporary use signs shall be permitted in accordance with Section 5-9-3 of this chapter.

(G) *Signs that Require a Permit*

1. *Permit Required* - Except as otherwise provided in subsection (F) of this Section, it shall be unlawful for any person to erect, construct, move, alter, or maintain any sign without first having made application for and obtained a sign permit from the Village in accordance with Section 5-11-20 of this title and having paid the applicable permit fee. The Building Commissioner (or his/her designee), in consultation with the Village Planner, shall be responsible for the administration and enforcement of sign permit applications.
2. *Signs Requiring a Permit* - The following permanent and temporary signs require a permit pursuant to this subsection:
 - (a) *Large Real Estate Signs* - One temporary real estate sign shall be permitted on a lot that contains at least five acres in area. The maximum size of a real estate sign shall not exceed 18 square feet in area, and no such sign shall be illuminated. All such signs shall be removed within 24 hours of the closing of the lease or sale of the lot or the reduction of the lot to less than the required five acre minimum. No such real estate sign shall be located closer than ten feet (10') from any lot line.
 - (b) *Construction Signs* - One temporary construction sign shall be permitted on a lot that contains at least five acres in area. The maximum size of a temporary construction sign shall not exceed 18 square feet in area, and no such sign shall be illuminated. No such construction sign shall be located closer than ten feet from any lot line. Construction signs shall be removed at the time a permanent sign is installed or a certificate of occupancy is issued, whichever occurs first.

(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 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 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 foot-candles within a distance of one foot 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.

(d) *Business District Signage* - Except as provided for the B1 historic business district in subsection (E) of this Section, the cumulative size of all signs permitted by this title shall be governed by the square footage of the associated business as follows:

(1) Unless otherwise expressly provided to the contrary in these regulations, the limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs singularly or in combination, shall not exceed the maximum permitted sign area.

- (1) 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 BUSINESS ZONING DISTRICTS., OTHER THAN B1 (In Square Feet)		
TOTAL AREA OF BUSINESS IN SQUARE FEET	B2	
	No Arterial Access	Arterial Access
1 – 1,000	12	20
1,000 – 3,000	20	30
3,001 – 5,000	30	40
5,001 or greater	30 ¹	50 ²
NOTES: 1. for each additional 2,000 square feet greater than 5,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 50 square feet. 2. 2. for each additional 2,000 square feet greater than 5,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 70 square feet.		

- (e) *Nameplate Signs* - These signs are only permitted in business districts. Nameplates shall not exceed 144 square inches per sign area and shall be limited to one for each business establishment.
- (f) *Development Identification Signs* - These signs are permitted for developments within the B2 district provided that the development has two or more businesses and uses and is located on a lot of a minimum of five acres in size. The sign shall be located at the entrance of a street, can only be a ground sign, and shall be no greater than 15 feet in height. The maximum overall square footage of such a sign is 50 square feet in size. Only one such sign is permitted

per roadway easement or street/right-of-way frontage. A maximum of six tenant signs can be included on the development identification sign.

- (g) *Gas Station Signage* - One wall sign is permitted in association with a gas station use, which shall not exceed 18 square feet in size. One ground sign is permitted in association with a gas station use that shall not exceed 40 square feet in size. Customary identification signs that are integral to the gas station use shall be permitted not to exceed six square feet and can be approved by the Village planner, or his/her designee.
 - (h) *Office Signage* - One ground sign is permitted for developments within the office zoning districts. The maximum overall square footage of such a sign is 50 square feet in size. The maximum height of such a sign is 15 feet.
 - (i) *Temporary Banner Signage* - One temporary banner is permitted per lot up to a maximum of 18 square feet in size and can be approved by the Village planner, or his/her designee. The minimum required setback from the street shall be ten feet.
 - (j) *B&B Signage* - Only the following signs shall be permitted:
 - (1) One identification sign not exceeding six square feet, which shall be located at the entrance to the lot, or such other location as approved by the architectural commission.
 - (2) One sign not exceeding one square foot to mark each designated parking space.
 - (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 freestanding not to exceed a cumulative total of 40 square feet of sign area.
3. *PUDs, HR, and HR-1 Signs* - Signage associated with a Planned Unit Development or in the HR or HR-1 district shall be authorized in the manner set forth in the Special Use Permit granting the Planned Unit Development approval. Minor modifications to signage within a Planned Unit Development or in the HR or HR-1 district (such as change of copy) may be considered as "minor PUD amendments" as outlined in subsection 5-11-18(1)2 of this title and subject to applicable review procedures and sign permit fees.
4. *Architectural Commission Review Required* - Except for signs that do not require a permit or signs that can be approved by the Village planner or building commissioner, all signs shall be subject to the review and approval of the architectural commission prior to the issuance of a sign permit in accordance with Section 5-10-20 of this title.

(H) *Prohibited Signs* - The following signs and types of signs shall be prohibited:

1. *Flashing or Moving Signs* - Any sign that is wholly or partially illuminated by flashing lights or intermittent lights, any raceway sign, or any sign that moves or creates the illusion of moving shall be prohibited.
2. *Portable Signs* - Any portable sign shall be prohibited. Examples of such signs are signs that have trailer hitches, signs on wheels, signs that can be transported to and from various locations and portable signs with internally illuminated boards.
3. *Off Site Advertising Signs* - Any sign that directs attention to a business, service or commodity that is offered, conducted, or sold at another location than the location of the sign shall be prohibited, including any signs advertising a business no longer operating or holding a property interest in the premises on which the sign is displayed.
4. *Painted Wall Signs* - Any wall sign that is applied with paint or a similar substance on the face of a wall, building or structure shall be prohibited.
5. *Signs on Trees or Utility Poles* - Any sign that is attached to a tree or utility pole whether on public or private property shall be prohibited.
6. *Bench or Seating Signage* - Any bench or seating used for any form of advertising shall be prohibited.
7. *Vehicle Signs* - Any commercial vehicle used for the sole purpose of advertising a business by parking the vehicle anywhere in the Village shall be prohibited.
8. *Roof Signs* - Any roof sign shall be prohibited.
9. *Signage on Village Property or Right-of-Way* - Any sign on Village property or public right-of-way without the Village's or respective public body's consent shall be prohibited.

(I) *Violations*. Owners and occupants of property in violation of this Section shall be subject to enforcement proceedings and fines as identified in chapter 11 of this title.

(Ord. No. 2012-O-04, 2-14-2012; Ord. No. 2016-O-23, 11-22-2016)

5-9-6 - Personal wireless services antennas regulations

(A) *Purpose* - The purpose of this Section is to provide specific regulations and standards for the placement and siting of wireless telecommunications antennas and related facilities to provide wireless telecommunications services in the Village. The goal of this Section is to provide regulations that will facilitate the location of various types of wireless communication facilities in permitted locations so that they are consistent with the countryside and estate character of the Village. The sizable areas of open space, the extensive natural landscaping, and the relatively low scale of structures in the Village all contribute to this unique and distinctive setting. Minimizing the adverse visual impact of wireless facilities within the Village, and

especially within the residential core of the Village, is one of the primary objectives of this Section. This Section is intended to allow wireless telecommunication facilities that are sufficient to allow adequate service to citizens, the traveling public, and others within the Village, while maintaining the unique character of the Village as described in the Village Comprehensive Plan.

(B) *General Standards and Regulations* - The general standards set forth in this Section shall apply to the location of all personal wireless services antennas in the Village, whether allowed as a permitted use or as a special use in the individual zoning district regulations of this title.

1. *Separation From Residential Districts and Properties* - Personal wireless services antennas, support structures, and personal wireless services facilities shall not be located within 500 feet from the nearest outside wall of any single-family dwelling in existence prior to the commencement of construction of such personal wireless services antennas, support structures, or personal wireless services facilities, except that: a) the separation distance required by this Section may be reduced to not less than 475 feet pursuant to a Special Use Permit if the single-family dwelling and the land on which the antenna is located are under common ownership; and b) the separation requirement may be reduced or waived pursuant to a Special Use Permit for a personal wireless services antenna and facilities located fully within a building.
2. *Height* - Unless otherwise authorized and approved as a special use, personal wireless services antennas, support structures, or personal wireless services facilities may extend to the following heights:
 - (a) *Towers and Monopoles* - Personal wireless services antenna support structures of a tower or monopole design may extend to a height of not more than one hundred and twenty-five (125) feet.
 - (b) *Omnidirectional or Whip Antennas* - Omnidirectional or whip antennas may extend not more than 12 feet above the highest point of the support structure on which it is mounted.
 - (c) *Directional or Panel Antennas* - Directional or panel antennas may not extend above the highest point of the support structure on which it is mounted.
 - (d) *Personal Wireless Services Facilities* - Personal wireless services facilities located in a separate structure shall be limited by the applicable height limitations for accessory structures in the zoning code. Personal wireless services facilities located in, or mounted on, an antenna support structure shall not exceed the height of such support structure.
3. *Location* - Personal wireless services antennas shall be mounted on existing antenna support structures or other lawfully existing buildings, unless otherwise provided in this title. No more than one antenna support structure shall be permitted on any one zoning lot, except that a second antenna support structure may be permitted on a zoning lot if authorized and approved as a special use and provided that the second antenna support structure is located within 600 feet of both a state highway and a Village boundary as

measured at the time of commencement of the construction of the antenna support structure.

4. *Collocation* - Unless otherwise authorized by the Village for good cause shown, every newly constructed personal wireless services antenna support structure shall be designed, constructed, and installed to be of a sufficient size and capacity to allow the commercially feasible location of antennas for additional personal wireless service providers on such structure in the future.
5. *Design of Antennas Support Structure* - All newly constructed personal wireless services antennas support structure, other than an existing structure that is designed primarily for a purpose other than supporting a personal wireless services antenna, shall:
 - (a) Be constructed at the minimum height required to adequately serve the antennas placed thereon.
 - (b) Be of monopole rather than tower design, unless otherwise authorized by the Village for good cause shown.
 - (c) Not be illuminated or have any signs installed thereon (other than private warning signs) unless otherwise required by federal law or regulations or authorized by the Village Board.
 - (d) Be separated from any building on an adjoining lot by a distance that is not less than one hundred and ten (110) percent of the height of the antenna support structure and be designed to withstand a wind force of one hundred and twenty (120) miles per hour without the use of supporting guywires. for the purposes of this requirement, this distance shall be measured horizontally from the center of the base of the antenna support structure to the point where the ground meets a vertical wall of such building.
 - (e) Be adequately screened from view by the natural tree landscaping or otherwise designed in such a manner that the antenna support structure itself is minimally intrusive to the visual landscape.
6. *Color* - Every personal wireless services antenna and antenna support structure shall be of neutral colors that are harmonious with, and that blend with, the natural features, buildings and structures surrounding such antenna and antenna support structures; provided, however, that directional or panel antennas and omnidirectional or whip antennas mounted on the exterior of a building serving as an antenna support structure shall be of colors that match, and cause the antenna to blend with, the exterior of the building.
7. *Landscaping and Buffering* - in order to minimize the visibility of personal wireless services antennas, support structures, and personal wireless services facilities, a natural screen or fence shall be erected if not already provided, so as to provide the maximum achievable screening as determined by the Village. Appropriate landscaping shall be located and maintained between any personal wireless services antenna, support

structure, and personal wireless services facilities (other than a roof mounted personal wireless services antenna) and each lot line of the property on which it is located so as to provide the maximum reasonably achievable screening, as determined by the Village, of such personal wireless services antennas, support structures, and personal wireless services facilities from view from adjoining properties and public or private streets. Notwithstanding the foregoing, no such screening is required to extend more than ten feet in height. Alternatively, for a roof mounted personal wireless services antenna and antenna support structure, the maximum reasonably achievable screening shall be provided between such personal wireless services antenna and antenna support structure and the view from adjoining properties and public or private streets.

8. *Protection Against Climbing* - Every personal wireless services antenna and antenna support structure shall be protected against unauthorized climbing or other access by the public with fencing or by other means approved by the building superintendent.
9. *Equipment Enclosures* - All personal wireless services facilities shall, whenever possible, be located within a lawfully preexisting structure or completely below grade. Where the building superintendent determines that the location of personal wireless facilities within an existing structure or below grade cannot be achieved in a reasonably cost-effective manner, a new structure having not more than 150 square feet in gross floor area may be constructed to house such equipment, such structure shall be harmonious with, and blend with, the natural features, buildings, and structures surrounding such structure.
10. *Architectural Board Review Required* - Any location of a personal wireless services antenna, support structure, or personal wireless services facility shall be subject to architectural review, as provided by Section 5-11-19 of this title, to confirm that such antenna, support structure, or personal wireless services facility meets or exceeds the standards and requirements set forth in this Section, any other applicable provision of this title, and otherwise complies with the procedures and standards set out in Section 5-11-19 of this title. The application for approval of such antenna, support structure, or personal wireless services facility must be approved by the Architectural Board prior to issuance of any building permit therefor, and the failure of the Architectural Board to act on the application will be deemed a disapproval of the application.
11. *Licenses and Permits* - The operator of every personal wireless services antenna shall submit to the Village copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location, and operation of such antenna and shall maintain such licenses and permits and provide evidence of renewal or extension thereof when granted. In addition, no personal wireless services antenna may be installed, nor may any antenna support structure or personal wireless services facility be constructed or altered, without a building permit issued therefor by the Village.
12. *Abandonment and Removal* - When any antenna, antenna support structure, or personal wireless services facilities are not operated for the provision of personal wireless services for a continuous period of twelve (12) months or more, such antenna, antenna support structure, or personal wireless services facilities may be deemed to be

abandoned by the Village. The owner of such antenna, antenna support structure, or personal wireless services facilities shall remove such items within 90 days following the mailing of written notice that removal is required. Such notice shall be sent by certified or registered mail, return receipt requested, by the Village to such owner at the last known address of such owner. If two or more providers of personal wireless services use an antenna support structure or personal wireless services facility to provide personal wireless services, then the period of nonuse under this provision for any support structure or personal wireless services facilities shall be measured from the cessation of operation by all such providers of the support structure or personal wireless services facilities.

(C) *Special Standards* - The Village shall consider the following factors in determining whether to issue a Special Use Permit, although the Village may waive or reduce the burden on the applicant of one or more of these criteria if the Village concludes that the goals of this chapter are better served thereby:

1. Height of the proposed tower.
2. Proximity of the tower to residential structures and residential district boundaries.
3. Nature of uses on adjacent and nearby properties.
4. Surrounding topography.
5. Surrounding tree coverage and foliage.
6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness; and
7. Proposed ingress and egress; and
8. Availability of suitable existing towers and other structures. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Village that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:
 - (a) No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements.
 - (b) Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
 - (c) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
 - (d) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the

existing towers or structures would cause interference with the applicant's proposed antenna.

- (e) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.
- (f) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

(Ord. No. 2007-O-04, 4-24-2007; Ord. No. 2015-O-07, 5-12-2015)