

Item #2:
Report Of AC Meeting – February 10, 2020



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, February 10, 2020 at 7:00 P.M.

CALL TO ORDER:

VISITOR BUSINESS:

ACTION ITEMS:

- 1) **Approval of the November 18, 2019 Draft Meeting Minutes.**
- 2) **Consideration of a request for subdivision identification sign (replacement) for the Oak Hills Unit #1 Subdivision located at the southeast corner of Illinois Route 83 and Oak Hills Drive, submitted by Mr. Adrian Radosav, President of the Oak Hills Unit #1 HOA.**

OTHER BUSINESS:

ADJOURNMENT:

Next Scheduled Meeting: March 16, 2020 @ 7:00 PM

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.



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



			<p><input type="checkbox"/> Tax Parcel Lines Tax Parcel Information</p>	SIGN LOCATION
<p>Lake County, Illinois</p>	<p>Map Printed on 2/4/2020</p>		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.



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

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

**ARCHITECTURAL COMMISSION
SIGN PERMIT APPLICATION**

BUSINESS NAME: OAK HILLS #1 SUBDIVISION	BUS. PHONE #: 847-366-7010
BUSINESS ADDRESS: 5324 PENVIEW CT. LONG GROVE, IL 60047	
BUSINESS OWNER'S NAME:	E-MAIL: aradosav@aol.com
OR OAKHILLSHO@LONGGROVE.COM	
TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	SUBDIVISION ENTRANCE 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:

40 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
 - N/A - (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: LURVEYS LANDSCAPE / BARRERA LANDSCAPE	PHONE #: 224-360-9458
ADDRESS: 613 MCKINLEY AVE. MUNDELINE IL 60060	E-MAIL: BARRERA.JR223@YAHOO.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)

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

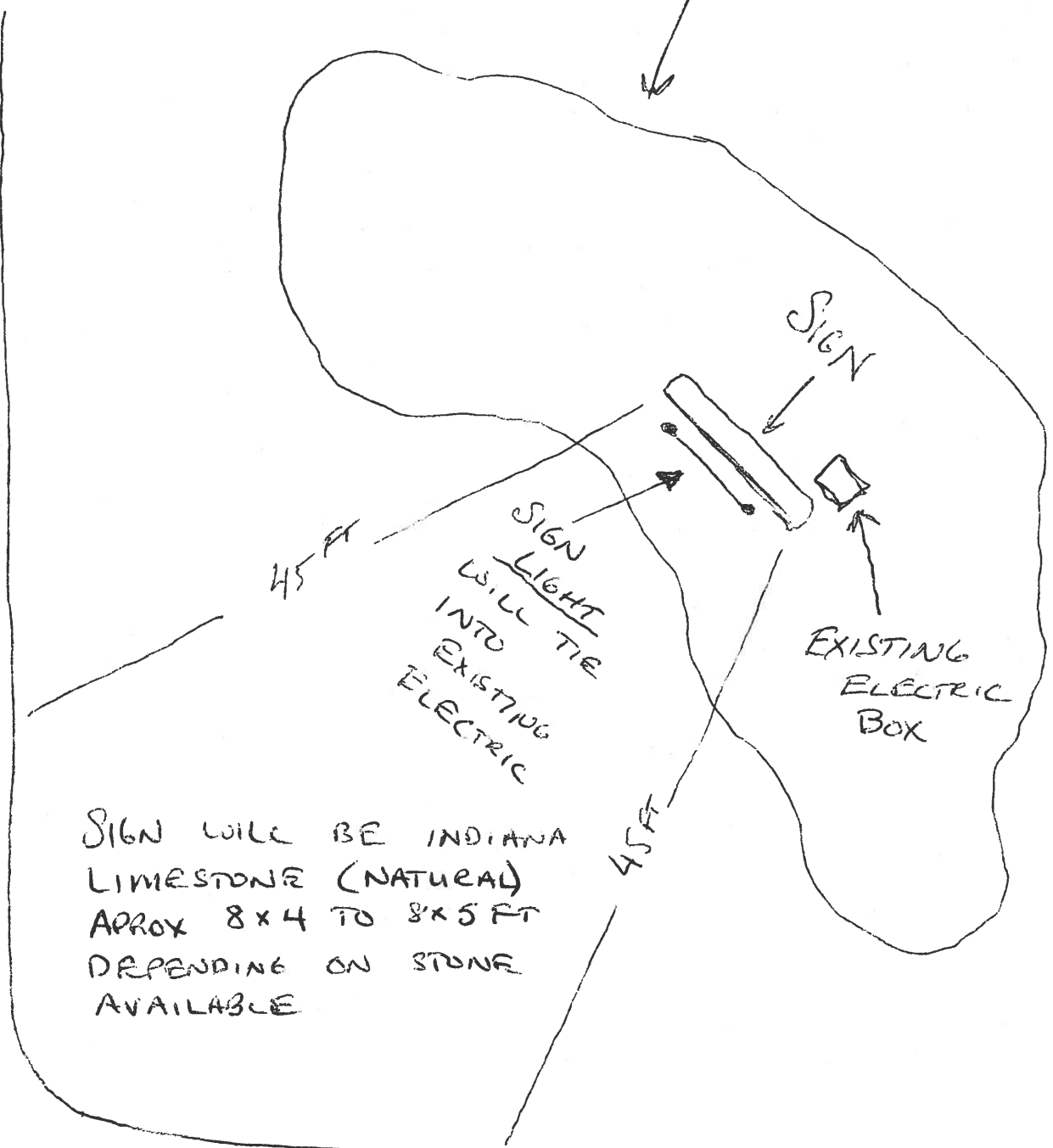
***SEE DESIGN GUIDELINES FOR THE B-1 HISTORIC DISTRICT (ATTACHED)**

FOR OFFICE USE ONLY					
<table border="1"> <thead> <tr> <th>TYPE OF SIGN(S)</th> <th>FEE(S)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	TYPE OF SIGN(S)	FEE(S)			Amount Paid: _____
	TYPE OF SIGN(S)	FEE(S)			
	Date Paid: _____				
	Permit #: _____				
Village Official: _____	Date of Issuance: _____				

← NORTH

OAK HILLS DR.

PLANTING BED



SIGN

EXISTING ELECTRIC BOX

SIGN LIGHT WILL TIE INTO EXISTING ELECTRIC

SIGN WILL BE INDIANA LIMESTONE (NATURAL) APPROX 8x4 TO 8x5 FT DEPENDING ON STONE AVAILABLE

← WEST

RTE 83

ROCKITECTURE

PRODUCTS



SIGN WILL BE BETWEEN 8x4 TO 8x5 FT
DEPENDING ON STONE AVAILABLE AND 6" THICK
INDIANA LIMESTONE.

Solid. Long-Lasting.

Business Signs

Natural.

Done

Photo (6 of 6)

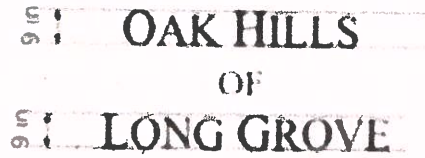


8 Messages



RE: Sub-Division Entrance Sign

Adrian, the cost of the lettering would be around \$1577. Here are a couple examples.



If possible, send me a picture of your current sign if you want it to be the same.

Thank you

Michael Rasiarmos
Customer Support
Main: 847.255.5800
Arlington Heights
mrasiarmos@lurveys.com
www.lurveys.com



See More



Adrian Radosav

9:35 AM

Questions? 1-888-919-7446



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SIGN BRACKETS

BANNER
BRACKETS

COMMERCIAL
LIGHTING

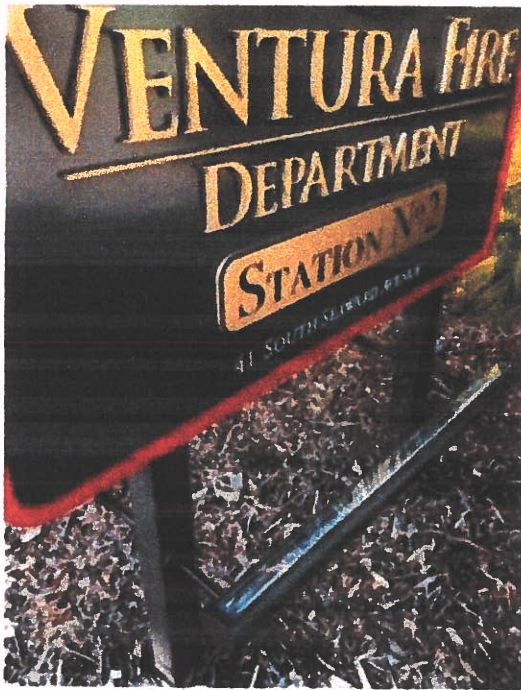
POST & PANEL

HARDWARE &
MOUNTS

SIGN BLANKS &
DISPLAYS

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LED Linear Flood & Sign Light (47.6" W) 37 Watts- Choose from 5 Finishes



LED Linear Flood & Sign Light (47.6" W) 37 Watts- Choose from 5 Finishes

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\$955.85

In stock

Ships In 3-4 Business Days

SKU#: D12-LED-9402

CHOOSE FINISH

Black



GROUND SPIKES

No Ground Spikes



Qty

1

ADD TO CART



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[COMMERCIAL LIGHTING](#)

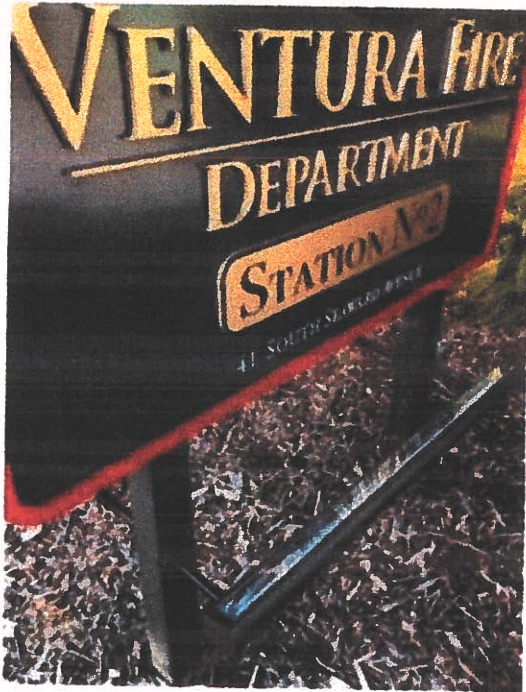
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LED Linear Flood & Sign Light (47.6" W) 37 Watts- Choose from 5 Finishes



LED Linear Flood & Sign Light (47.6" W) 37 Watts- Choose from 5 Finishes

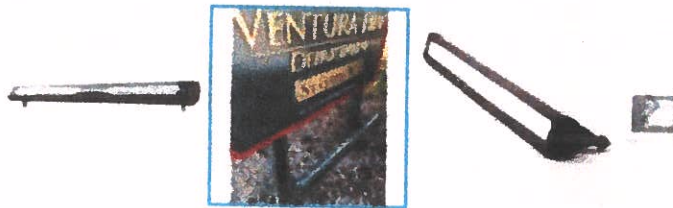
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\$1,025.55

In stock

Ships In 3-4 Business Days

SKU#: D12-LED-9402



CHOOSE FINISH

Black

GROUND SPIKES

2 Ground Spikes +\$69.70

Qty

1

ADD TO CART





Sent from my iPhone

Sign pics 2

Adrian Radosav <aradosav@aol.com>

Thu 1/16/2020 10:32 AM

To: Maggie McCasey <maggiemccasey@hotmail.com>

