



MEMORANDUM

TO: Village President and Village Board
 FROM: James M. Hogue, Village Planner
 DATE: March 18, 2021
 RE: Board & Commissions Report for 3/23/21

This memo intends to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Commission (AC).

AC 5.18.20 - 1 Action Items

VOTE: - Roll Call Vote; 7 Aye, 0 Nay Recommending Approval of the request as submitted.

- 1) Consideration of a request for replacement signage for 4192 Route 83; Building “A” (Coldwell Banker), within the Sunset Grove PUD, submitted by the Neon Prism Electric Sign Company, Inc.**

Planner Hogue indicated the petitioner is proposing a replacement for the sign face for the one existing wall sign on the west facade of “Building A” over the building entrance. The sign location is within the approved “Designated Zone for Placement of Signage and Graphics”. This is consistent with the final PUD approval.

The existing sign was approved in 2014. Aside from the change in copy the signage remains as previously approved and noted below;

The size of the proposed signage is as follows;

	Proposed Sq. Footage	Sq. Footage Allowed per PUD Approval
East Elevation:	16.1’ x 1.2’ (18.6 sq. ft.)	46.2 Sq. ft.

The proposed signage is on the west elevation is within the allowable square footage for such signage as allowed by the PUD approval ordinance.

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. The signage is proposed to be 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.

2) **Consideration of preliminary plans & plats including landscaping and signage for the proposed 19 lot single family development (to be serviced by a private water system and public sanitary sewer) for vacant property on the south side of Cuba Road to be known as the Philip Estates PUD submitted by the Phillip Estates L.L.C. (formerly known as the Canterbury Park PUD).**

Planner Hogue explained the development history on the property including the past approvals. Despite these approvals, the property has remained and continues to remain vacant. The applicant and property owner note the present configuration of the property and lot sizes have made this property unmarketable. They are requesting reclassification of the property to the R-2 PUD District (with a density bonus) to allow 19 single family lots, to now be served by public sewer and a private water main system, for this property.

At the March 3rd 2021 PCZBA meeting the PCZBA considered this matter and made the following recommendation;

A motion was made by Commissioner Kazmer, seconded by Commissioner Bauer to recommend approval of the reclassification of property from the R-1 PUD District to the R-2 PUD District classification (with a 15% density bonus) and preliminary PUD plan/plat approval to allow for the creation of a 19 lot single family development (to be serviced by a private water system and public sanitary sewer) for vacant property on the south side of Cuba Road to be known as the Philip Estates PUD submitted by the Phillip Estates L.L.C. (formerly known as the Canterbury Park PUD) subject to the following conditions;

- 1) The recommendations of the CSCC (per their August 19th 2020 meeting) regarding the scenic corridor, conservancy easements, pathways and plantings are incorporated into and made a part of this recommendation.
- 2) The recommendations of the Village Arborist (per the correspondence of 7.27.20 & 2.19.21) regarding the plantings, tree preservation/mitigation and landscaping are incorporated into and made a part of this recommendation.
- 3) The proposed water system for the development shall be served by a water source that satisfies all applicable Federal & State standards for safe drinking water.
- 4) The proposed development shall establish that it has all approvals and authorizations necessary to install the requisite utility mains.
- 5) The comments and recommendation of the Village Engineer (per the correspondence of 2.24 21) regarding the proposal including Stormwater Management are incorporated into and made a part of this recommendation.
- 6) The application is hereby referred to the Architectural Commission for review as prescribed by the Village Code.

On a Roll Call vote, 7 aye, 0 nay, 0 abstain; Motion carries

At the March 9th Village Board meeting the Village Board accepted this recommendation and directed the Village Attorney to prepare the necessary preliminary approval documents for consideration at the March 23rd meeting.

Portions of the proposal (e.g. preliminary plan/plat, landscaping and signage) require Architectural Commission (AC) review of the project. The comments of the AC as they relate to the proposal are as follows;

Preliminary PUD Plan / Plat

The Architectural Commission had no comments on the PUD Plan & Plat and recommends acceptance as submitted.

Landscaping/ Tree Preservation Plan

The Architectural Commission recommends acceptance the Landscaping/Tree Preservation Plan as submitted with the following considerations;

- a. Work cooperatively with the Village Arborist regarding landscaping and tree preservation.
- b. Continue the creative landscaping plan including “adaptive management” of structures so as to maximize the preservation of mature historic trees on the property.
- c. Abide by and conform to the regulations found in the Village “Tree Preservation Ordinance”.
- d. Explore the possibility of reconfiguring the secondary access point to maximize the preservation of tree on proposed lot 3 (access between lots 2 &3 discussed).

Signage

The Architectural Commission recommends acceptance the signage concept as submitted with the following considerations;

- a. Details regarding the color, font style, materials and foundation specifications of the proposed signage be submitted at the time of final approval consideration;
- b. Lighting details including fixture type, illumination source; screening and lighting angle (so as not to cast shadows) be submitted at the time of final approval consideration;
- c. Provide a detail identifying the proposed signage in relation of the “vision triangle”.
- d. The information described above shall be submitted for consideration with the final approval documentation.

Lighting

The petitioner has indicated street lighting is not being considered as part of the proposal.

The AC unanimously supported these considerations in relation to this proposal.

Next Regular Meetings; CSCC; 4.7.21 AC; 4.19.21; PCZBA; 4.6.21



ELEVATION

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EXISTING SIGN



B
PROPOSED SIGN

APPROVED DRAWINGS must be returned to Visual Graphic Systems Inc., signed & dated by Client (or Authorized Agent) before fabrication will begin.

Signature _____ Date _____



VGS



215.71 in



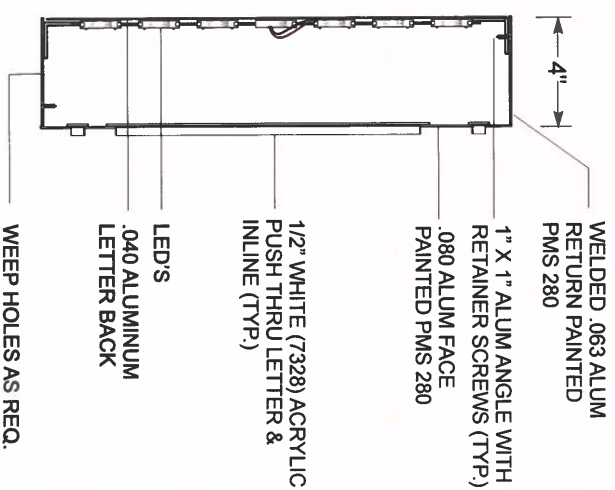
COLDWELL BANKER REALTY

B

FACELIT CHANNEL LETTERS - FLUSH MOUNT
QTY: - 1

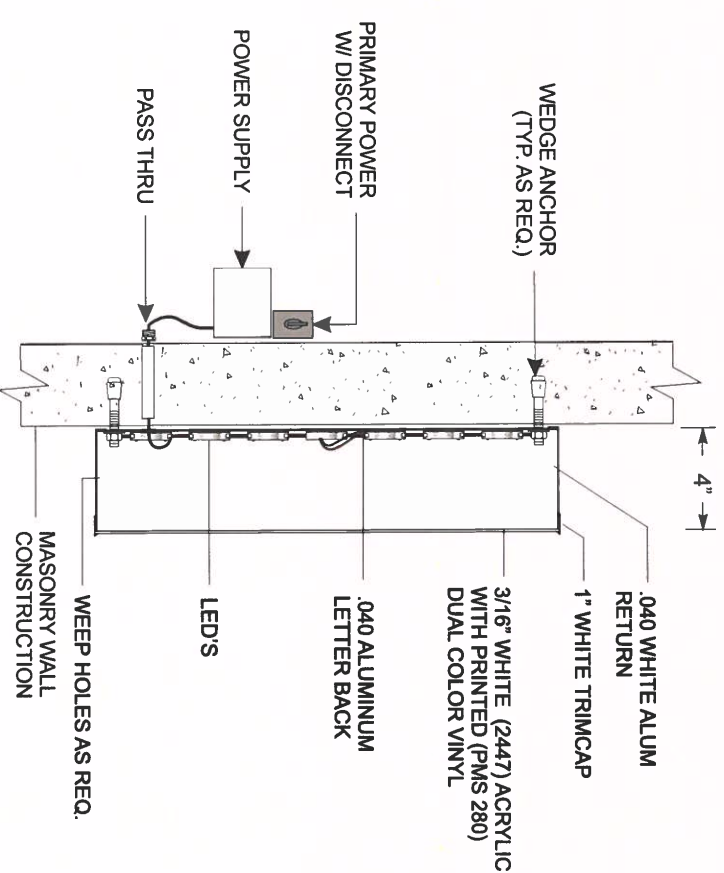
20" H x 215.71" W face lit channel letters
- flush mounted to facade

29.96
SQ. FT.



1-1

SECTION DETAIL AT CHANNEL LETTERS
N.T.S.



AA/MC

MOUNTING ON MASONRY CONSTRUCTION
N.T.S.

Long Grove - 91201002

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A **REPLACEMENT WOOD SIGN FACE - INSET LETTERING**
QTY. - 2 (DOUBLE SIDED MONUMENT SIGN)

18" H x 41" W wood sign face with debossed Blue PMS 280 inset lettering.

5.16
SQ. FT.

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EXISTING SIGN



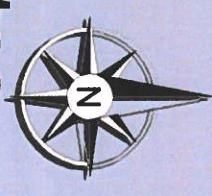
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Signature _____ Date _____



- Trail Connection to Heron Creek
- Forest Preserve
- Philip Estates Sign
- Native Ornamental Plantings
- Preservation of Mature Hardwood Trees
- Native Planted Wetland Basin
- Private Drive
- New Street Trees
- Native Prairie Plantings at Detention Basin Conservancy District Easement Area
- Open Space Summary
- 13.09 Acres of Detention/ Open Space & Conservancy Area



Philip Estates
 a 34 Acre Rolling & Wooded Subdivision
 Long Grove, Illinois

Philip Estates, LLC
 8150 W. 159th Street
 Orland Park, IL 60462