

CORPORATE GROVE

(2/29/84)

Signage within the Corporate Grove shall be generally exempt from the Village of Buffalo Grove's signage ordinances, but every sign erected must be approved in writing by the developer and the Village Manager prior to installation. It is hereby understood that notwithstanding the following guidelines, every sign must be approved by the Village Manager in writing as set forth above.

Guidelines for Corporate Identification Signage (Except Multi-tenant Buildings)

1. One free standing ground sign shall be allowed per building.
2. Sign may be illuminated (internally or by direct ground mounted illumination) or non-illuminated.
3. The size, shape and color of the sign shall be in the aesthetic balance with the size of the sign, its extent of street frontage, the size and nature of the building improvements, and the surrounding properties.
4. The height of the sign should be predetermined so that the center line of the main panel is always at the optimum viewing height for a person seated in an automobile. In no event should the height of a free standing sign exceed ten feet measured from curb elevation.
5. A sign cannot be located in street right-of-way, but can be located in any front or side yard area that does not obstruct the sight lines at a street or driveway intersection, as determined by the Village Engineer using Traffic Engineering Standards. Sign location should also not block or detract from adjacent property.
6. The base of the sign must be landscaped.
7. The corporate name, type of business, street address, logo, or corporate graphics may appear on the sign.
8. Flashing, animated, moving, inappropriately colored, roof, canopy or marquee signs are prohibited.
9. No off-premise signs are permitted.
10. Signs shall comply with all construction standards established by the Village of Buffalo Grove.
11. All signs shall be maintained in a safe and presentable condition at all times, including replacement of defective parts, painting, repainting, cleaning and any other necessary maintenance acts. These maintenance responsibilities shall be contained in The Corporate Grove Property Covenants.
12. The Village, the developer or The Corporate Grove Association shall have the right to enter on and to remove any sign erected without prior written

approval. Said rights shall be contained in The Corporate Grove Property Covenants.

Guidelines for Informational/Directional Signs

1. Messages or symbols to inform, direct or control shall appear on informational/directional signs. Advertising shall be prohibited.
2. Not limited as to number, but as required for sensible control of premises. Signage for premises should be uniform as to material, color and shape.
3. Free standing ground signs only permitted. Usually these signs are small in size and low to the ground.
4. Signs may be illuminated (internally or by direct ground mounted illumination) or non-illuminated.
5. All lettering should be Helvetica Medium upper case or lower case.
6. Colors should be harmonious with surroundings.
7. Signs can be located anywhere within property line, but should not obstruct the sight lines at a street or driveway intersection, as determined by the Village Engineer using Traffic Engineering Standards.
8. Flashing, animated, moving, inappropriately colored, roof, canopy or marquee signs are prohibited.
9. No off-premise signs are permitted.
10. Signs should comply with all construction standards established by the Village of Buffalo Grove.
11. All signs shall be maintained in a safe and presentable condition at all times, including replacement of defective parts, painting, repainting, cleaning and any other necessary maintenance acts. These maintenance responsibilities shall be contained in The Corporate Grove Property Covenants.
12. The Village, developer, or The Corporate Grove Association shall have the right to enter on and to remove any sign erected without prior written approval. Said rights shall be contained in The Corporate Grove Property Covenants.

Guidelines for Signage for Multi-Tenant Buildings

1. It is acknowledged that multi-tenant buildings present some unique challenges to effective sign control while still allowing aesthetic variety and reasonable identity for a corporate tenant.
2. Multi-tenant buildings occupied by two or more tenants shall meet the same standards for corporate identification signage and information/directional signage as outlined in paragraphs A and B above, with the following exceptions:

- A. An owner of a multi-tenant building may establish subject to the approval of the developer and the Village Manager, a Uniform Signage Package for the proposed project which would be compatible and harmonious with the architectural scheme of the development, and also be in general compliance with the intent of The Corporate Grove Signage Guidelines, but would also allow some minor variances to meet the unique needs of a multi-tenant facility.
- B. All signage in a multi-tenant property should be uniform as to color of sign frame system, if any, shape, size and placement. The main panel of the corporate identity sign may be of uniform color and have standardized lettering, or may allow for individualized colors and corporate logos and graphics.
- C. A simple, single line sign with uniform lettering not to exceed 5" in height may be affixed or placed on the exterior of a loading dock door or service area designating the name of the individual tenant being serviced.

Temporary Signs

- 1. All construction signs, signs for sale, lease and development, and subdivision signs shall be submitted to the developer and the Village Manager for prior written approval before installation. Construction signage shall be removed immediately following building completion. Lease and development signage shall be removed once all building (s) have been constructed and are 90% initially occupied as determined by square footage. Extensions may be granted by the Village Manager.

Entrance Monument

The Corporate Grove shall be permitted to construct an entryway sign in Busch Parkway at Milwaukee Avenue, similar in size, shape and location to that certain entryway sign currently erected at the Lincolnshire Corporate Center at the intersection of Knightsbridge at Milwaukee Ave. in the Village of Lincolnshire. The Corporate Grove Property Association shall be responsible for the repair and maintenance of the sign and landscaping at all times. Reference to the Village of Buffalo Grove shall be denoted on the sign face.