

## **CREEKSIDE COMMONS SHOPPING CENTER**

(7/10/86)

These criteria have been established for the purpose of assuring an outstanding shopping center and for the mutual benefit of all tenants. Conformance will be strictly enforced and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

### **General Requirements**

1. Tenant shall submit for landlord's approval before fabrication, plans and specifications indicating the location, size, layout, design and color of the proposed signs, including all lettering and/or graphics.
2. All permits and/or approvals by governing authorities for signs and their installation shall be obtained by the tenant or its representative at tenant's expense.
3. Tenant shall be responsible for the fulfillment of all requirements of these criteria.

### **Location of Signs**

1. Tenant shall have installed one illuminated sign of individual letters mounted to a wiring raceway on the sign fascia on the exterior of the covered walkway.

### **Design Requirements**

1. All tenant storefront identification signs shall be subject to the approval of the landlord and the Appearance Commission of the Village of Buffalo Grove.
2. Wording of signs shall not include the product sold except as part of tenant's nationally recognized trade name or insignia. Logos will be permitted at the discretion of landlord only if registered trade marks of tenant's business and approved by the Buffalo Grove Appearance Commission.
3. The design of all signs, including style and placement of lettering, size, color, materials and methods of illumination, shall conform with landlord's sign specifications.
4. Tenant signage may be all caps, a combination of upper and lower case letters or script, as follows:
  - (a) All Caps: 24" maximum
  - (b) Upper and lower case or script:

1 <sup>st</sup> letter	24" maximum
Lower Case:	16" maximum
Ascenders & descenders	9" additional
5. If two lines of letters are used, the total sign height shall not exceed 24"

6. Sign shall be centered on storefront and length shall not exceed 75% of tenant storefront.
7. Maximum sign projection shall not exceed 12".
8. Colors for single face signs will be limited to the following:

Red	Plexiglas #2283
Orange	Plexiglas #2119
Yellow	Plexiglas #2016
White	Plexiglas #W-7420
9. Signage differing from these sign criteria will require written approval of landlord and approval of all governing authorities.

### **General Specifications**

1. No animated, flashing or audible signs will be permitted.
2. No exposed lamps or neon tubing will be permitted.
3. All signs and their installation shall comply with all Buffalo Grove building and electrical codes.
4. All conductors, transformers, disconnects and other equipment shall be concealed.
5. Electrical service to all signs shall be on tenant's meter.
6. Flush switch disconnects for tenant signage will be located so as not to be visible on sign fascia.
7. All metal returns and any trim caps for letters shall match the storefront aluminum – dark brown.

### **Miscellaneous Requirements**

1. Tenant will be permitted to place upon each entrance of its premises decal application lettering not to exceed 3" in height, indicating store name, white Helvetica style of lettering – all caps.
2. Floor signs, etc., visible from outside the tenant's space, but within the tenant's lease line in their store fronts are prohibited unless approved in writing by landlord.
3. Except as provided herein, no advertising placards, banners, pennants, names, insignias, trademarks or other descriptive materials shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of the building or storefront.

4. All signage, its installation and removal and restoration of the sign fascia will be by tenant at tenant's expense.
5. Tenants meeting the sign criteria shall be issued permits by the Buffalo Grove Building Department without having to obtain approval of the Appearance Commission.