

SPOERLEIN COMMONS

(1/23/96)

GRAPHICS AND SIGNING CRITERIA

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. Tenants must secure approval from the landlord, and Buffalo Grove Appearance Control Committee (as necessary) and permits from the Village of Buffalo Grove on all signs.

LOCATION OF SIGNS

Tenant shall install one or two (in some areas) rear-illuminated box signs mounted on the sign fascia on the exterior of the covered walkway; and one pedestrian-oriented non-illuminated double-faced sign installed below the covered walkway and perpendicular to the storefront. Tenants for the second floor offices shall have sign panels that slide into sign frames mounted on the sign fascia on the exterior of the towers that contain stairs to the second floors. Two rear-illuminated signs will be permitted for ground floor corner tenant spaces. Buildings 1 and 2 shall have box signs mounted on the side facing Route 83.

DESIGN REQUIREMENTS

1. All tenant storefront identification signs shall be subject to the approval of the landlord and subject to the design criteria approved by the Appearance Commission of the Village of Buffalo Grove.
2. Tenant signage may be all caps, a combination of upper and lower case letters or script as follows:
 - (a) All Caps: 18" maximum for storefronts and 6" for offices (2nd floor)
 - (b) Upper and lower case or script: First letter: 18" maximum for storefronts, 6" maximum for offices (2nd floor).
 - (c) Box signs shall be 24" high for the storefronts, 48" high for the offices (8" per office).
3. If two lines of letters are used, the total letter height of the two lines shall not exceed 18" for storefronts and 6" for the offices (2nd floor).
4. Sign shall be centered on storefront and their length shall not exceed 80% of tenant storefront, nor be closer to the tenant lease line (center line of demising partition) than 2' 0".
5. Maximum sign projection shall not exceed 9-1/2".
6. Colors for double-faced, under canopy signage will be limited to red letters of a stained white wood background.

SIGNS FOR GENERAL TENANT IDENTIFICATION (GROUND FLOOR)

1. One (or two) single faced internally illuminated box signs having the tenant's business painted on the sign face, above the storefront and located vertically as indicated on the tenant print package. Sign faces shall be Plexiglas, lexan or equivalent.
2. One double faced, non-illuminated wood pedestrian identification sign will be located under the covered walkway and centered over the tenant's entrance. The dimensions of the sign shall be 12" high x 4' x 0". The height from the walkway to the bottom of the sign will be 8' x 0". Signs will be store identify only and will not advertise any products. Logos or embellishments will not be permitted on under canopy signs. Maximum letter heights shall be 9". Identification signs shall be installed at the tenant's expense.
3. Tenant's service door shall have a tenant's address sign provided by landlord at tenant's expense.
4. Material of construction:
 - A. Metal portions of sign box may be of polyurethane, electrostatic painted galvanized sheet metal, painted or prefinished anodized aluminum and white in color.
 - B. face retainers of 1-1/2" – 2" painted white sheet metal or equivalent.
5. Box signs to be affixed directly to fascia mounting surface or other area as designed by landlord with no larger than 3/8" x 3" lag bolts. All fasteners, screws, bolts, etc. used in fabrication and installation of sign shall be rustproof and there will be no exposed connections.
6. Emblems or logos may be used in conjunction with sign letters provided they are within the limits as stated herein, (i.e., 18" high maximum) and conform with material specified. The tenant is required to present to the Village of Buffalo Grove Appearance Commission for their approval of any proposed emblems or logos.

SIGNS FOR SECOND FLOOR GENERAL TENANT IDENTIFICATION

1. One single faced box sign will be located on the sign fascia on one of the towers. Sign panels shall be Plexiglas, lexan or equivalent. The lettering will not exceed 6" in height on 8" x 11'-3" panels that slide into form the entire box sign. The lettering will be red on white background. Lettering style shall be "Helvetica Medium" in either upper or lower case letters or other letter styles as approved by landlord. Sign framework will be supplied by landlord. Slide in panels and lettering will be supplied by the landlord at tenant's expense. Lettering shall be centered on the panels.

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. No exposed raceways, crossovers or conduit will be permitted.
5. All conductors, transformers and other equipment shall be concealed.
6. Electrical service to all signs shall be on tenant's meter, for ground level tenants.
7. Disconnects for tenant signage will be located at the end of the sign or sign fascia and shall be painted to match the background color.
8. Secondary Signs:
 - a. No secondary exterior signs are to be placed on building wall elevations except that rear elevation signs will be permitted for identification of delivery doors. Landlord must approve.
 - b. No sandwich or easel/portable signs are allowed.
 - c. No window signs are permitted without the express approval of the landlord and cannot exceed one-third of any given window area.
 - d. Standard address numerals for postal identification of premise will be permitted. Numeral height shall not exceed 4". Style shall be Helvetica Medium. Color must be white. Address numerals are to be installed by the tenant at his own expense.

As previously stated, scaled drawings in duplicate indicating all copy, materials of construction, letter style, colors, are to be submitted to the landlord for approval.

MISCELLANEOUS REQUIREMENTS

1. 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.
2. All signage its installation, removal, and restoration of the sign fascia will be by tenant at tenant's expense.