

**Item #19:**  
**Village Planner Hogue:**  
Report Of The AC Meeting - March 16, 2015



## MEMORANDUM

TO: Village President and Village Board  
FROM: James M. Hogue, Village Planner  
DATE: March 17, 2015  
RE: Board & Commissions Report for 3/24/15

This memo is intended 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 - Regular Meeting; 3.16.15 (3 Action Items)

#### **1) Consideration of a request for railing replacement (front porch) with a composite material for "Cigars & More" 445 Robert Parker Coffin Road and with the B-1 Historic District submitted by Ms. Julie Neuman.**

Planner Hogue reported in August of 2014 staff explained a proposed amendment to the Zoning Code which would allow minor exterior changes to structures in the historic district subject to administrative review by staff. Administrative approval of minor modifications would be allowed if the materials/colors were consistent with the existing exterior of the structure. If modifications were found to be inconsistent with the existing structure or a "major" improvement referral to the AC for review would be required. This is the first such request which may be considered under this amendment.

The purpose of bringing this item to the AC was twofold; 1). To further discuss procedures as they relate to the processing of "minor" modifications, and, 2) have the AC review this request as well.

The AC discussed the replacement material as proposed and noted several concerns with the materials as proposed including;

- The attachment of the material to the structure;
- The look of the smooth glossy finish in relation to the rest of the building;
- The lack of detail regarding (i.e. "a spec sheet") the proposed material;
- The potential for the yellowing of material over time;

The consensus of the AC was to have staff draft a letter (to be reviewed by the chair) outlining the concerns of the AC to the petitioner and continue this item to the April 20<sup>th</sup> meeting.

A motion was made by Commissioner Closson, seconded by Commissioner Sylvester to direct staff to draft a letter outlining the concerns of the AC with regard to the replacement materials as proposed by the Commission and to continue this item to the April 20<sup>th</sup> meeting. On a voice vote all aye.

Staff will also revise the Rules and Procedures for the AC regarding the processing of “minor” structural modifications as discussed by the AC.

**2) Consideration of a request for signage for Fidelity Wes Builders 203 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Mike Demar.**

Planner Hogue noted he had contacted the petitioner per the direction of the AC at the March meeting. Based on that direction the petitioner had submitted modifications which appear to only show the wall sign now mounted to a frame on the front of the building. The hanging sign no longer appears to be part of the request. Twenty (20) square feet of signage is the maximum square footage of signage permissible at this location.

Mr. Mike Demar, Fidelity Wes Builders attempted to clarify the signage proposal. He noted the scale of the sign as proposed worked well for their needs and was very visible at that location.

The AC noticed that an existing “Firehouse Shops” sign was on the building and inquired if that sign could remain. Mr. Demar indicated that sign was made of 3/4” plywood and interfered with the location of the signage as proposed.

The AC raised concerns with the lack of detail with regard to the request for signage and requested a “proof” be submitted which identified the exact nature of the sign (including “integral” and “framework” elements of the sign. They also suggested the petitioner consider scalloping the edges of the sign to soften the appearance of the sign. Given the relatively large size of the sign requested details of how the sign would be mounted to the building. The AC continued this request to the April 20<sup>th</sup> meeting.

A motion was made by Commissioner Sylvester, seconded by Commissioner Closson to recommend continuation of this request for signage to the April 20<sup>th</sup> meeting to allow the petitioner time to submit a proof of the sign, subject to the discussion held at this meeting and including; color, copy, integral and non-integral sign elements, location of on the building, techniques to soften the appearance of the sign and specifications for mounting the sign to the building. On a voice vote; all aye.

**3) Consideration of modifications to the approved elevations for Building 1 in the Long Grove Commons PUD for the for the “Primrose School” submitted by Mr. John Finnemore**

Planner Hogue reported that at the February meeting the AC again discussed this proposal. At that meeting the AC noted concerns with the proposed structure and offered the following suggestions or remedy those concerns as follows;

- *Provide further articulation of the structure to reduce the scale of the structure to provide more of a residential look;*
- *Articulate trim board around the structure;*
- *Project dormers down the north and south side of the building (to break-up window lines);*
- *Revised elevations shall identify building lighting including fixture details and photometrics (if possible).*

Mr. John Finnemore briefly explained the changes noting most were self evident in the revised elevations presented to the AC.

The AC noted the changes as overall improvements to the proposed structure and as addressing the concerns raised regarding the building elevations. In particular the stone base was noted as well as resolution of the “monotony” issue of the structure.

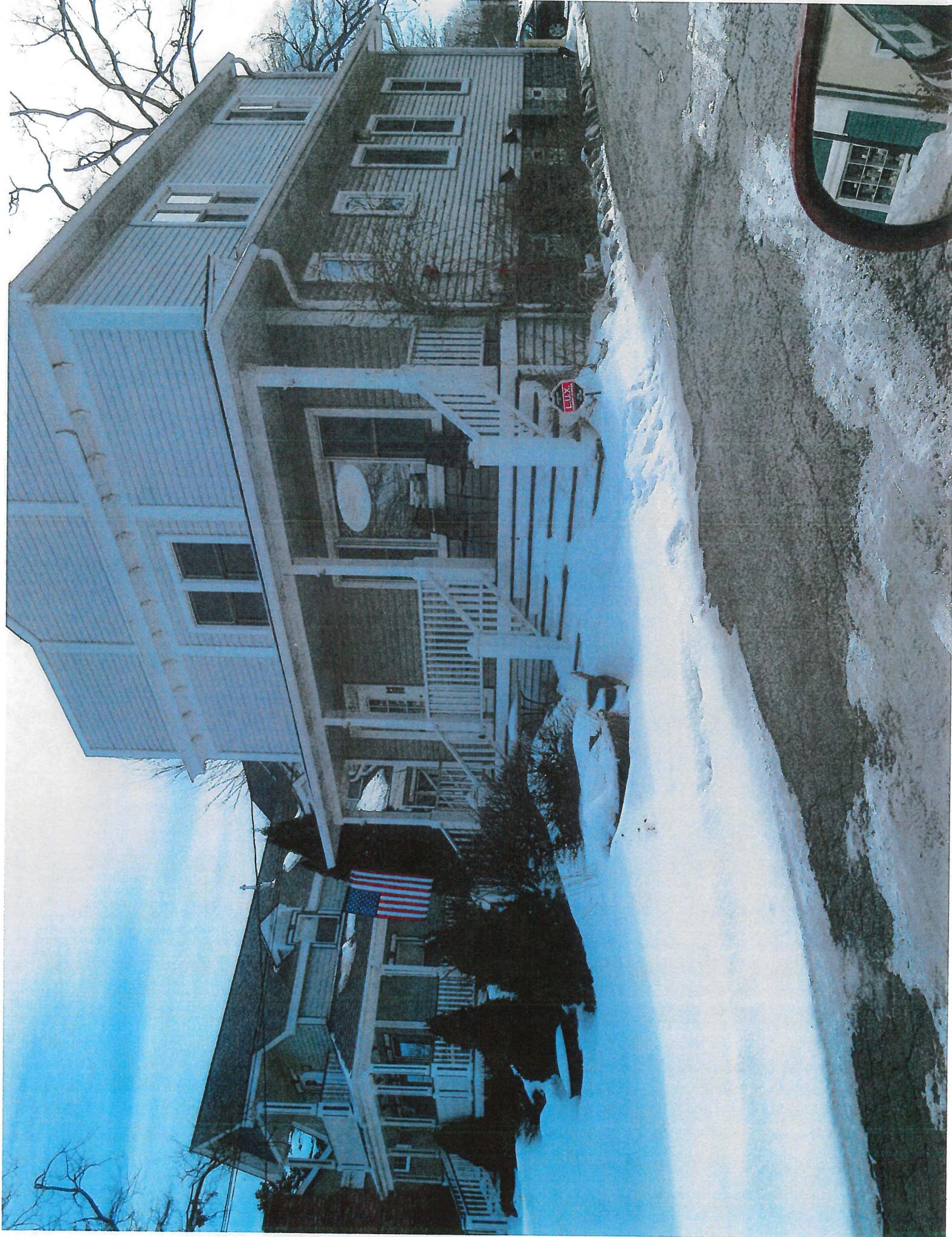
A motion was made by Commissioner Sylvester, seconded by Commissioner Closson to recommend approval of the revised elevations for the Primrose School as prepared by Mark P. Davey, Architect; dated 3.4.2015. On a voice vote; all aye

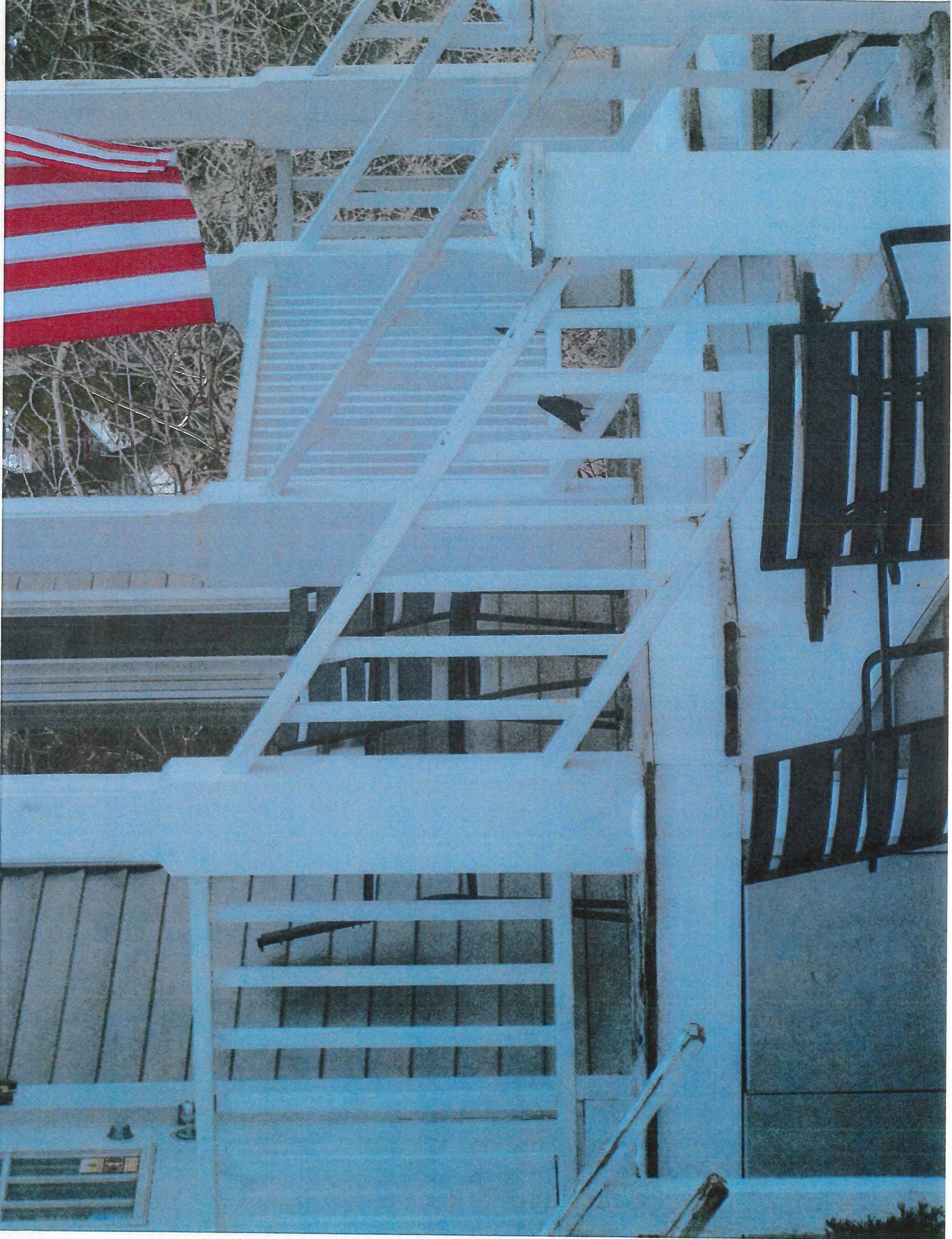
The AC also reviewed the Photometric plan and fixture detail as submitted by the petitioner. There was a brief discussion of the lighting and in particular the illumination of the cupola on the structure.

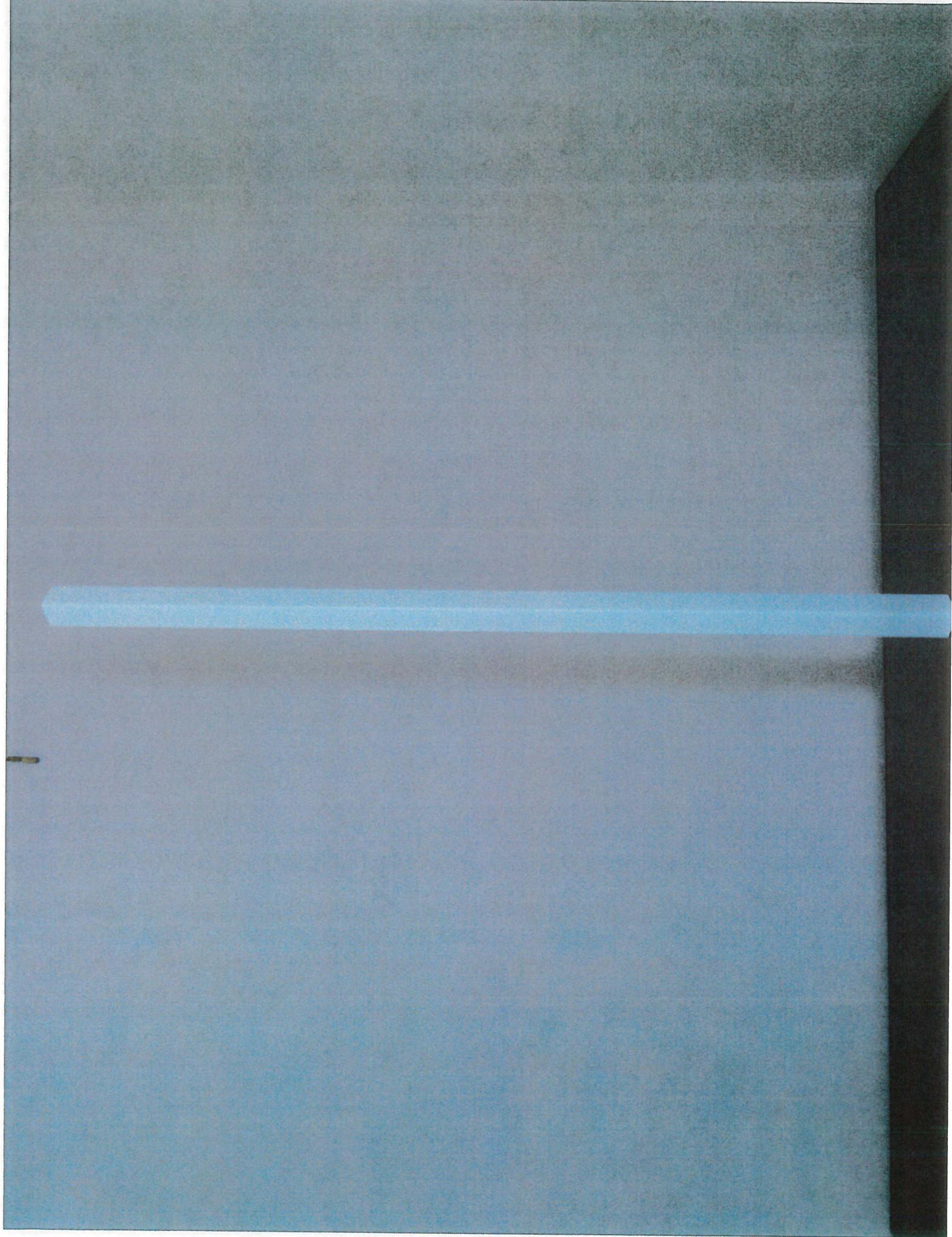
A motion was made by Commissioner Closson, seconded by Commissioner Mikolajczak to recommend approval of the lighting plans including fixtures as prepared by RME Engineers Inc, and dated 2.11.2015, subject to the condition that no light source be visible from Old McHenry Road.

On a voice vote; all aye

**PCZBA; Next Regular Meeting 4.7.15 CSCC; - Next Regular Meeting; 4.1.15**











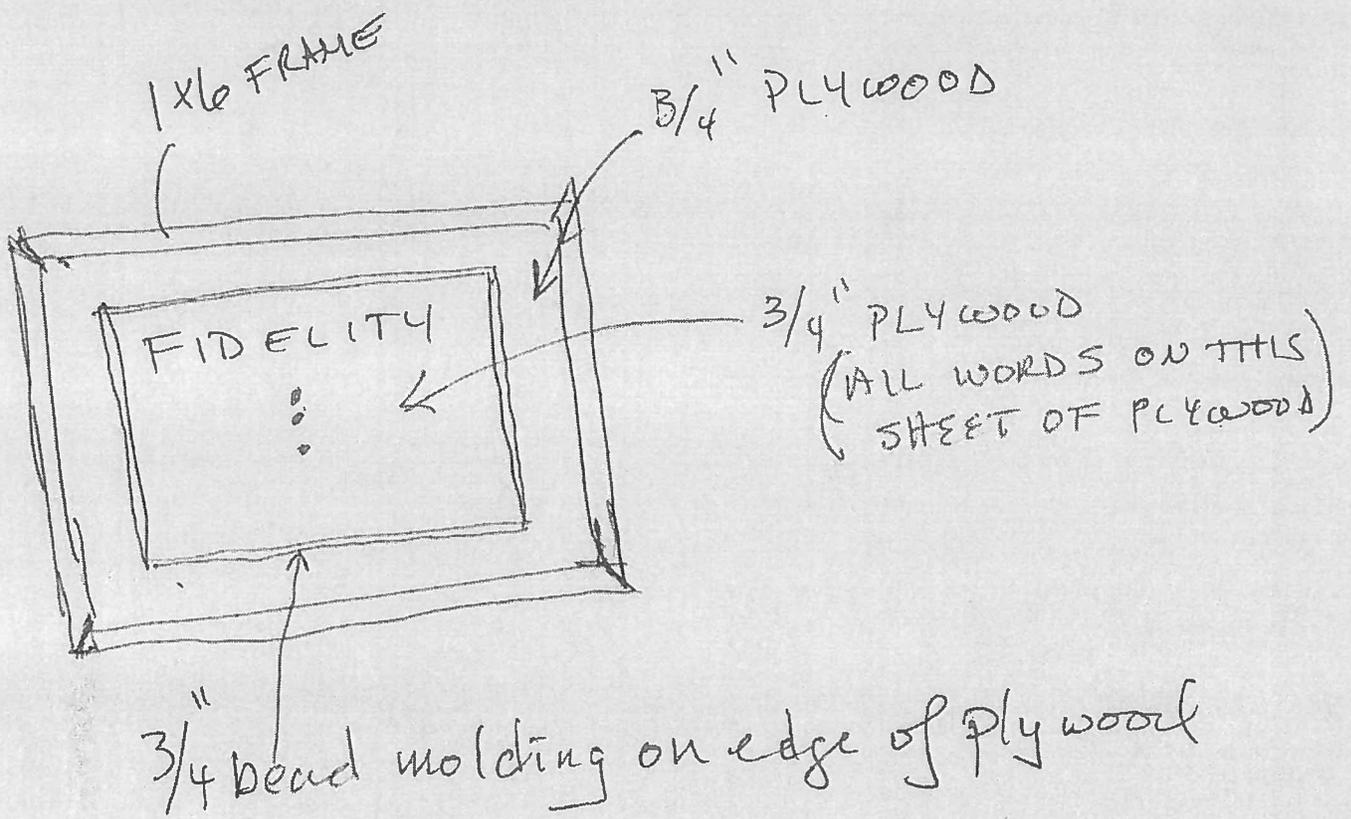
96 inches

 **FIDELITY**  
WFS  
Builders • Designers • Developers

30 inches

203

201

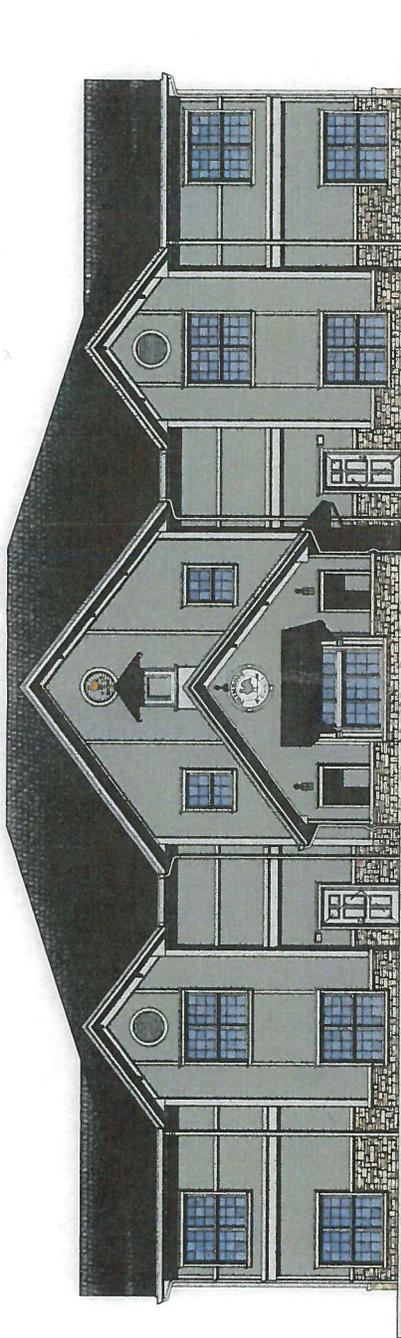


ALL PAINTED AND ATTACHED DIRECTLY  
ONTO BELCK

SAME OVERALL SIZE

TO: JIM H.

FROM: MIKE D. FIDELITY WES



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

**EXTERIOR COLOR SCHEDULE**

- (A) TRASH ENCLOSURE GATES  
 8PM HC 102 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
- (B) EXTERIOR MD. TRIM, EXTERIOR DOORS, FRAMES, LAMERS, GYPSUM WALLS, GRILLERS AND AND DOWNPOUTS, SORTIES.  
 TO MATCH HARDIE TRIM SANDSTONE BEIGE J450-20 (8" HC-82 or 5" SH 65")
- (C) EXTERIOR PEGGIA, FREEZE SANDSTONE BEIGE J450-20 (8" HC-82 or 5" SH 65")
- (D) WINDOWS BEIGE ALUMINUM VINYL
- (E) SIDING HARDIE PLK BEADED CEDARSHILL TATE OLIVE 8PM 112
- (F) ASPHALT SHINGLES; MANUF. GAF STILES GRAND SOLORA COLOR: CEDR
- (G) STANDING SEAM ROOF; AER-SPAN SHARPEAM - 12" COLOR = DARK BRONZE
- (H) STEEL ANNING SUPPORTS & WOOD BRACKETS; SANDSTONE BEIGE J450-20 (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
- (J) STONE; LONESTAR STONE - LIBERTY CLASSIC - AUTUMN GROUT: BUFF COLORED MORTAR

Children's Design Group

Mark D. Pevey, A.I.A. - Architect  
 PO BOX 1385  
 GULF SHORES, AL 36547  
 (334)-546-3624  
 (206)-350-0593 Fax  
 child.design@mindspring.com



A New Building For:  
**Primrose School Franchising Company**

3660 Cedarcrest Road  
 Acworth, Georgia 30101  
 Copyright © 2011  
 Primrose School Franchising Company  
 Owner:  
 The Georgia College Station Project, P.O. Box  
 527 Post Oak Blvd, Suite 200, Houston, TX 77027  
 Phone: 713-652-0710 Email: moon@thegeorgiaschooldevelopment.com

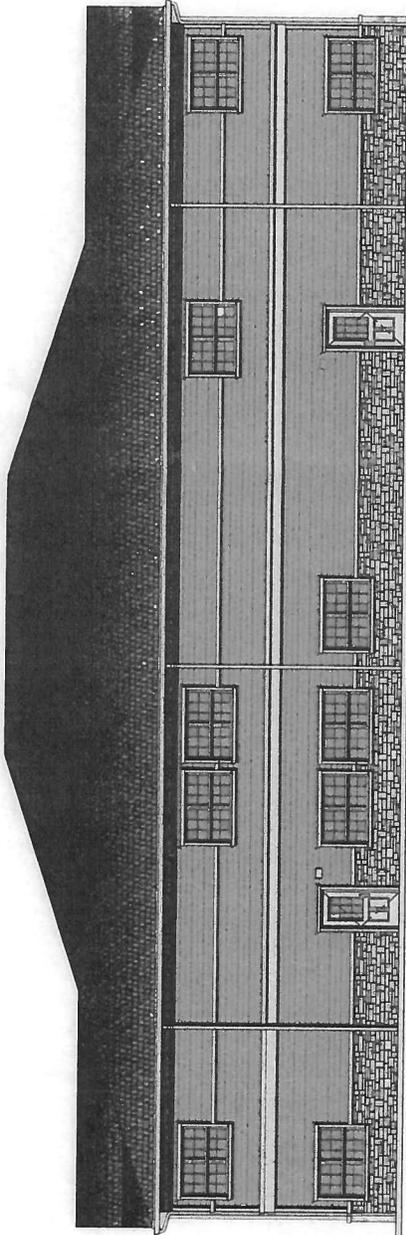
Site:

Primrose School at  
 Long Grove  
 Old McHenry Road  
 Long Grove, IL

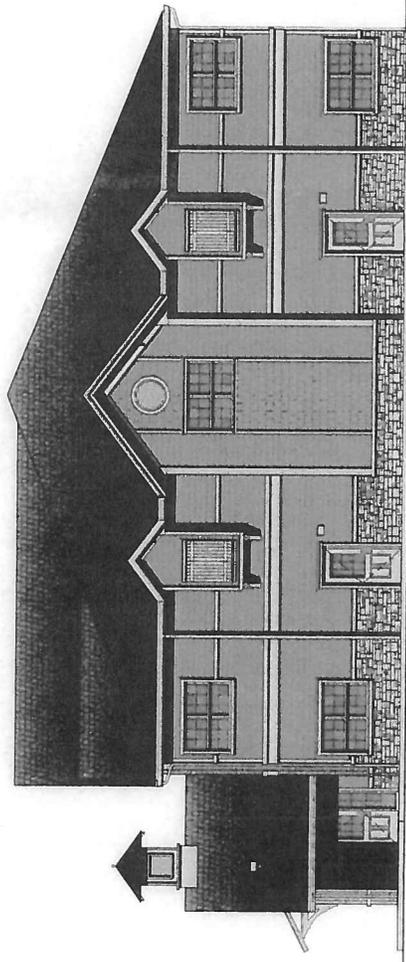


Drawing Title:

**EXTERIOR  
 ELEVATIONS**



SOUTHWEST ELEVATION



NORTHWEST ELEVATION



**EXTERIOR COLOR SCHEDULE**

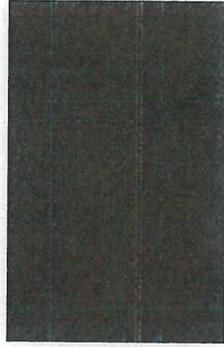
- (A) TRASH ENCLOSURE GATES  
 18M 1/2 TATE OLIVE  
 (INDUSTRIAL ENAMEL,  
 EXTERIOR APPLICATION)
- (B) EXTERIOR MD. TRIM, EXTERIOR  
 DOORS, FRAMES, LANTERNS, AND  
 CIPOLA WALLS, GUTTERS, AND  
 AND DOWNPOUTS, SOFFITS.
- (C) EXTERIOR FASCIA, FRIEZE  
 SANDSTONE BEIGE 180-20  
 (18 1/2-22 or 54 5/8 187)
- (D) WINDOWS  
 BEIGE ALUMINUM/VTNL
- (E) SIDING  
 HARDPLANK BEADED GEDARVILL  
 TATE OLIVE 18M 1/2
- (F) ASPHALT SHINGLES  
 MANIF. GAF  
 STYLE: THREELINE NATURAL  
 SHADON-LIFETIME WARRANTY  
 COLOR: HEATHERED WOOD - 56  
 NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO  
 MATCH ROOF COLOR
- (G) STANDING SEAM ROOF  
 48P-48P1 SWAPBEAM - 12"  
 COLOR = DARK BRONZE
- (H) STEEL ANNING SUPPORTS &  
 MOOD BRACKETIS  
 SANDSTONE BEIGE 180-20  
 (18 1/2-22 or 54 5/8 187)  
 (INDUSTRIAL ENAMEL,  
 EXTERIOR APPLICATION)
- (J) STONE  
 LONESTAR STONE - LIBERTY  
 CLASSIC ALUMINUM  
 GROUT: BFT COLORED MORTAR

DATE: 3 / 4 / 2015



HC-82

PAINT: SANDSTONE BEIGE - TRIM



STANDING SEAM ROOF & SUPPORTS

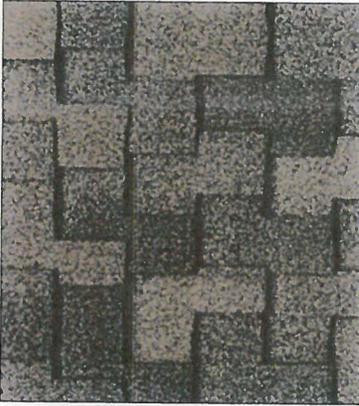
**EXTERIOR COLOR SCHEDULE**

- (A) TRASH ENCLOSURE GATES  
 (POST & RINGS)  
 BEIGE HC 112 TATE OLIVE  
 (INDUSTRIAL FINISH)  
 EXTERIOR APPLICATION
- (B) EXTERIOR MD. TRIM, EXTERIOR  
 DOORS, FRAMES, LAMBS,  
 WALLS, WALLS, BRITERS AND  
 AND DOWNERS  
 SANDSTONE BEIGE J450-20  
 (BY HC-82 or 5M 5M 657)
- (C) EXTERIOR FACIA, FRIEZE  
 SANDSTONE BEIGE J450-20  
 (BY HC-82 or 5M 5M 657)
- (D) WINDOWS  
 BEIGE ALUMINUM/INTL
- (E) SIDING  
 HARBORLANE BEACHED CEDAR/MILL  
 TATE OLIVE 684 112
- (F) ASPHALT SHINGLES  
 NAME: GAF  
 STYLE: GRAND SECONDA  
 COLOR: CEDAR  
 NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO  
 MATCH ROOF COLOR
- (G) STANDING SEAM ROOF  
 ASP-SPAN SHAKESMAN - 12"  
 COLOR = DARK BRONZE
- (H) STEEL ANNING SUPPORTS &  
 HOOD BRACKETS  
 SANDSTONE BEIGE J450-20  
 (BY HC-82 or 5M 5M 657)  
 (INDUSTRIAL FINISH)  
 EXTERIOR APPLICATION
- (J) STONE  
 LONESTAR STONE - LIBERTY  
 GAC-CAF AUTUMN  
 GROUP: BFT COLOURED MORTAR

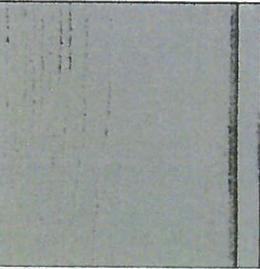


HC-112

PAINT: TATE OLIVE



SHINGLES



SIDING



STONE

DATE: 3/4/2015

 <b>RMI B</b> 10000 Highway 104, Suite 200 Dallas, TX 75243 Phone: (972) 412-1000 Fax: (972) 412-1001 Email: info@rmi-b.com	 <b>Primrose School Franchising Company</b> 10000 Highway 104, Suite 200 Dallas, TX 75243 Phone: (972) 412-1000 Fax: (972) 412-1001 Email: info@primroseschools.com	Project Name: _____ Project No.: _____ Date: _____ Drawing No.: _____ Revision: _____ Scale: _____ Author: _____ Checker: _____ Date: _____
		Project Name: _____ Project No.: _____ Date: _____ Drawing No.: _____ Revision: _____ Scale: _____ Author: _____ Checker: _____ Date: _____

**SITE USAGE AREA TABLE - LOT 7**

LOT 7 AREA	42,011 SF	VERTICAL CURB	100%
LOT 7 PERCENTAGE	100%		
PROPOSED IMPROVEMENTS	2,111 SF	2,111 SF	5.0%
PROPOSED IMPROVEMENTS	1,588 SF	1,588 SF	3.8%
PROPOSED IMPROVEMENTS	2,111 SF	2,111 SF	5.0%

**SITE BUILDING USAGE AREA TABLE**

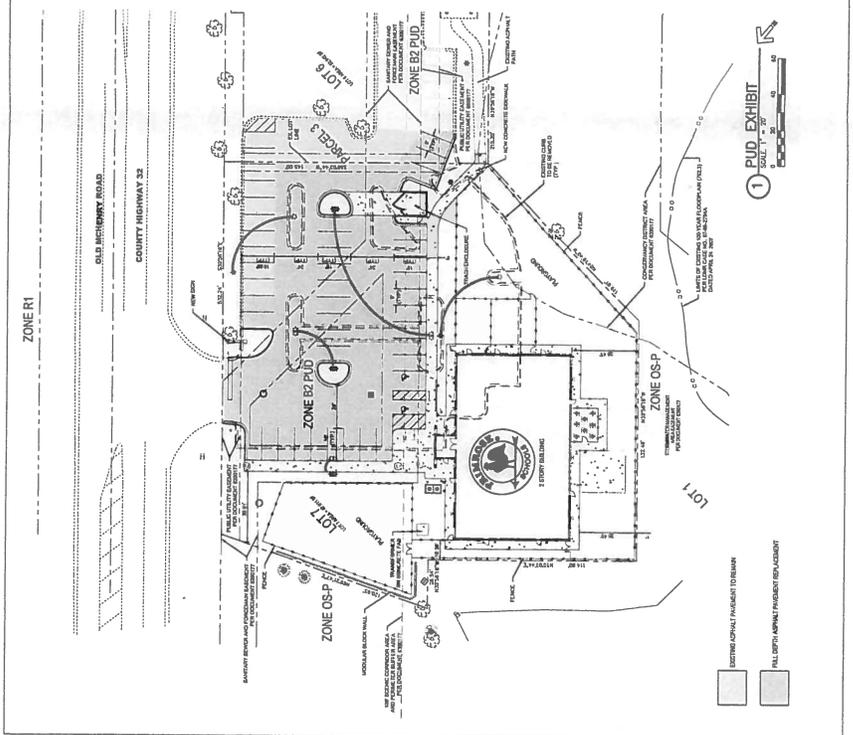
PROPOSED IMPROVEMENTS	2,111 SF	2,111 SF	5.0%
PROPOSED IMPROVEMENTS	1,588 SF	1,588 SF	3.8%
PROPOSED IMPROVEMENTS	2,111 SF	2,111 SF	5.0%

**TOTAL PARKING - LOT 7**

PROPOSED IMPROVEMENTS	2,111 SF	2,111 SF	5.0%
PROPOSED IMPROVEMENTS	1,588 SF	1,588 SF	3.8%
PROPOSED IMPROVEMENTS	2,111 SF	2,111 SF	5.0%

**LOT 7 SURFACE AREAS**

LOT 7 SURFACE AREAS	42,011 SF	42,011 SF	100%
LOT 7 SURFACE AREAS	1,588 SF	1,588 SF	3.8%
LOT 7 SURFACE AREAS	2,111 SF	2,111 SF	5.0%



**1 PUD EXHIBIT**

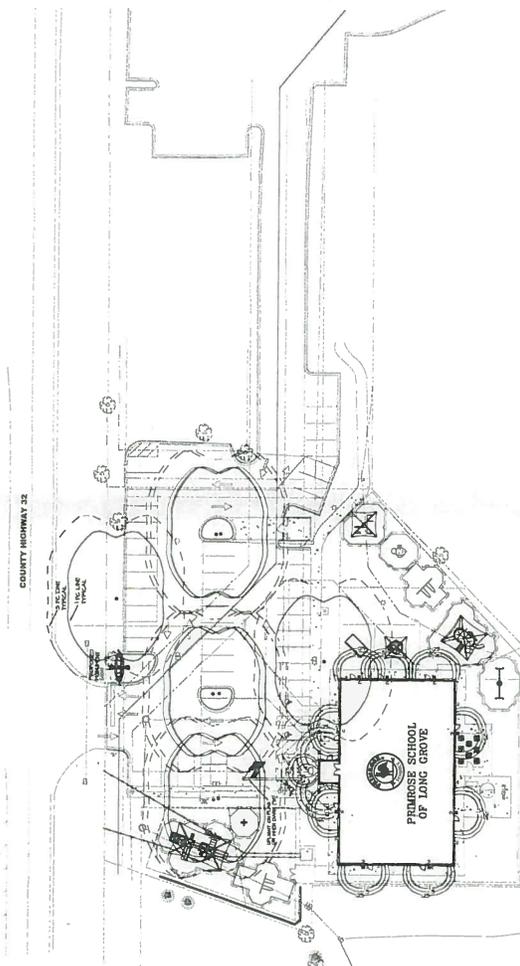


EXISTING LOT 7 PARKING TO REMAIN  
 NEW LOT 7 PARKING TO BE ADDED

**PRIMOSE SCHOOL**  
 A New Learning Plan  
 PrimoSe School Franchising Company  
 14000 E. 1st Avenue, Suite 100  
 Denver, CO 80231  
 (303) 755-1234  
 www.primose.com

**Children's Design Group**  
 1400 E. 1st Avenue, Suite 100  
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**PHOTOMETRIC SITE PLAN**  
 01/10/2010

**FIGURE 1**

**FIGURE 2**

**FIGURE 3**

**FIGURE 4**

**FIGURE 5**

**FIGURE 6**

**FIGURE 7**

**FIGURE 8**

**FIGURE 9**

**FIGURE 10**

**FIGURE 11**

**FIGURE 12**

**FIGURE 13**

**FIGURE 14**

**FIGURE 15**

**FIGURE 16**

**FIGURE 17**

**FIGURE 18**

**FIGURE 19**

**FIGURE 20**

**FIGURE 21**

**FIGURE 22**

**FIGURE 23**

**FIGURE 24**

**FIGURE 25**

**FIGURE 26**

**FIGURE 27**

**FIGURE 28**

**FIGURE 29**

**FIGURE 30**

**FIGURE 31**

**FIGURE 32**

**FIGURE 33**

**FIGURE 34**

**FIGURE 35**

**FIGURE 36**

**FIGURE 37**

**FIGURE 38**

**FIGURE 39**

**FIGURE 40**

**FIGURE 41**

**FIGURE 42**

**FIGURE 43**

**FIGURE 44**

**FIGURE 45**

**FIGURE 46**

**FIGURE 47**

**FIGURE 48**

**FIGURE 49**

**FIGURE 50**

NO.	SYMBOL	DESCRIPTION	QUANTITY	UNIT	NOTES
1	ASPH/CON	ASPH/CON	1	SQ YD	ASPH/CON
2	CONC	CONC	1	SQ YD	CONC
3	GRASS	GRASS	1	SQ YD	GRASS
4	LANDSCAPE	LANDSCAPE	1	SQ YD	LANDSCAPE
5	PAVING	PAVING	1	SQ YD	PAVING
6	PAVING	PAVING	1	SQ YD	PAVING
7	PAVING	PAVING	1	SQ YD	PAVING
8	PAVING	PAVING	1	SQ YD	PAVING
9	PAVING	PAVING	1	SQ YD	PAVING
10	PAVING	PAVING	1	SQ YD	PAVING
11	PAVING	PAVING	1	SQ YD	PAVING
12	PAVING	PAVING	1	SQ YD	PAVING
13	PAVING	PAVING	1	SQ YD	PAVING
14	PAVING	PAVING	1	SQ YD	PAVING
15	PAVING	PAVING	1	SQ YD	PAVING
16	PAVING	PAVING	1	SQ YD	PAVING
17	PAVING	PAVING	1	SQ YD	PAVING
18	PAVING	PAVING	1	SQ YD	PAVING
19	PAVING	PAVING	1	SQ YD	PAVING
20	PAVING	PAVING	1	SQ YD	PAVING
21	PAVING	PAVING	1	SQ YD	PAVING
22	PAVING	PAVING	1	SQ YD	PAVING
23	PAVING	PAVING	1	SQ YD	PAVING
24	PAVING	PAVING	1	SQ YD	PAVING
25	PAVING	PAVING	1	SQ YD	PAVING
26	PAVING	PAVING	1	SQ YD	PAVING
27	PAVING	PAVING	1	SQ YD	PAVING
28	PAVING	PAVING	1	SQ YD	PAVING
29	PAVING	PAVING	1	SQ YD	PAVING
30	PAVING	PAVING	1	SQ YD	PAVING
31	PAVING	PAVING	1	SQ YD	PAVING
32	PAVING	PAVING	1	SQ YD	PAVING
33	PAVING	PAVING	1	SQ YD	PAVING
34	PAVING	PAVING	1	SQ YD	PAVING
35	PAVING	PAVING	1	SQ YD	PAVING
36	PAVING	PAVING	1	SQ YD	PAVING
37	PAVING	PAVING	1	SQ YD	PAVING
38	PAVING	PAVING	1	SQ YD	PAVING
39	PAVING	PAVING	1	SQ YD	PAVING
40	PAVING	PAVING	1	SQ YD	PAVING
41	PAVING	PAVING	1	SQ YD	PAVING
42	PAVING	PAVING	1	SQ YD	PAVING
43	PAVING	PAVING	1	SQ YD	PAVING
44	PAVING	PAVING	1	SQ YD	PAVING
45	PAVING	PAVING	1	SQ YD	PAVING
46	PAVING	PAVING	1	SQ YD	PAVING
47	PAVING	PAVING	1	SQ YD	PAVING
48	PAVING	PAVING	1	SQ YD	PAVING
49	PAVING	PAVING	1	SQ YD	PAVING
50	PAVING	PAVING	1	SQ YD	PAVING

**PHOTOMETRIC SITE PLAN**  
 01/10/2010