Village of Long Grove Illinois

MEMORANDUM

TO:	Village President and Village Board
FROM:	James M. Hogue, Village Planner
DATE:	August 3, 2016
RE:	Board & Commissions Report for 8/9/16

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; 7.18.16 (2 Action Items)

1). Consideration of a request for exterior alteration on property located at 303 Old McHenry Road and within the B-1 Historic District, submitted by Mr. Ken Siwieck, New Midwest Capital.

Planner Hogue explained that March of 2015 work began on the removal of portions of the "Country Farmside Building" at 303 Old McHenry Road. This work was conducted without permits and was "red tagged" at that time. No further progress was made on the structure until now.

The portions of the structure which were being removed appear to be added on to the structure at some point and are not original to the structure. These include the enclosure over the basement staircase and wood storage area. These additions had become deteriorated over time to the point where removal was the best option.

The petitioner now proposes to reconstruct the staircase enclosure and storage area Shutters on the building are proposed to be replaced as well. The shutters would be 18" x 54" custom shutters Heritage Green in color. This is done in attempt to match the existing shutters to the greatest degree possible.

The stairway enclosure is proposed to be reconstructed in its original configuration with a 36" x 80" pre-hung 20 gauge steel door at the entrance to the stairway to the basement of the building. The door would be white in color. The addition is proposed to be covered in aluminum (clapboard) siding white in color to match the siding on the rest of building to the greatest extent possible.

The wooden storage located to the rear of the structure would also be rehabilitated. It appears this storage area would be restored using similar materials (wood) to what is/was existing.

Shingle specifications for the stairway enclosure roof and storage area roof have not been submitted; however appears these will be designed to match the shingles on the principal structure.

Mr. Ken Siwieck, representing the property owner, noted the project had gotten ahead of itself and began without permits. The petitioner was now going through the appropriate process to complete the work. The basement of the building has a very low ceiling and the property owner does not intend to utilize the space for anything but storage. Consequently, the access to this portion of the structure is not an issue. Security around the existing staircase and maintenance are the major issues at this point. To that end a steel door, white in color is proposed for the entry way which would be reconstructed without windows and using materials to match the exiting building. The storage area would be reconstructed using stained cedar wood to match what was existing. Shutters on the building would be replaced to match the existing shutters as closely as possible. The same hold true for shingles to be placed on the entryway and storage area; shingles would match those on the existing structure to the greatest extent possible. The petitioner was trying to keep the renovation as simple as possible while maintaining the character of the structure.

Mr. Siwieck also noted the entryway structure had become very deteriorated over time to the point where the demolition of this portion of the structure was only feasible option.

The AC asked about the stained glass window which was in the wall of the entry way. Mr. Siwieck responded that the framework around the window had badly deteriorated over time. He was unsure if the window could be salvaged, short of total reconstruction, given how deteriorated the window and frame had become.

The AC had substantial discussion on the each aspect of the renovation including more decorative elements for the door, the use of aluminum siding, reuse of the stained glass window which was removed from the entryway, landscaping of the entryway, material specifications for the shingles, shutters, door hardware, and storage areas materials.

The AC offered the following direction to the petitioner regarding the proposal;

Door;

- A solid steel door as proposed is acceptable; however the door should be better articulated (such as 6 panel door or other ornamentation) to match the building features w/ hardware to also match the existing door hardware to the greatest extent possible. Material samples (if possible) and/or a spec sheet is to be brought back to the AC for further consideration.

Lean to/Wooden Storage Area;

- Vertical cedar siding stained to match the existing wood is acceptable
- The existing door is to remain and be rehabbed.
- A material sample and/or spec sheet to be brought back to the AC for further consideration.

Shingles;

- Shingles to be used on the lean to and entrance enclosure are to match the shingles (color & style) on the main building.
- A flat asphalt shingle is acceptable; a material sample and/or spec sheet to be brought back to the AC for further consideration.

Entry Enclosure;

- Provide two options (illustrations)for the entry enclosure -

  Option 1 – explore rehabilitation of the stained glass window and reinstallation of window in the approximate original location on the structure (first determine if window can be cost effectively salvaged I suggest some sort of documentation or testimony on this maybe from a carpenter or other expert).

  Option 2 – provide an entry enclosure w/o windows and "enhanced landscaping" to soften the look of the enclosure.

Entry Enclosure Materials;

- Cedar clapboard siding (horizontal) painted to match the existing structure is preferred.
- Composite material such as "hardiboard" is acceptable provided it matches the existing siding to the greatest extent possible.
- Siding should be white to match existing structure.
- A material sample and/or spec sheet to be brought back to the AC for further consideration.

Shutters;

- Wooden shutters to match existing shutters are preferred.
- Composite material for shutters is acceptable however.
- Shutter color to match existing shutters; exact color to be identified w/sample
- A material sample (colored if possible) and/or spec sheet to be brought back to the AC for further consideration.

The AC took no formal action on the request other than to provide direction as noted above. This item was continued to allow the petitioner time to make revisions to the request per the direction provided by the AC.

(NOTE: Since the meeting staff has received notification from the petitioner that *"As a direct result of the unreasonable review procedure conducted by the architectural committee, Long Grove Investments will be suspending its' plans to renovate the exterior of the Old Country Store located 303 Old McHenry Road").*

2). Consideration of a request by to allow replacement signage, for "PUB 83" (formerly Double G's Restaurant), 4868 Illinois Route 83 and zoned under the R-2 PUD District submitted by M Signage Solutions on behalf of C.K. Concepts LLC (Mr. George Callas, Manager).

Planner Hogue reported the restaurant closed in 2010 and has been vacant since that time. The property owner acquired a portion of the adjacent property (an additional 2 acres) on the adjacent Lot 68 to the west. The petitioner did present plans for modification to the structure & additional parking an outdoor dining (among other things) to the AC in 2013. Signage was also brought forth at that time.

Petitioner has submitted revised sign details which, among other things, indicate a proposed name change for the restaurant from "Double G's" to "Pub 83". Two (2) ground signs are proposed for the property. One ground sign will be placed on the existing base near the principal structure on the property. The second sign will be

located near the new second entrance on Gilmer Road.

The ground sign nearest the principal structure will have an area of 8.3' x 1.9 feet or 15.77 square feet of sign area. This does not include the background or the existing monument base upon which the sign will be placed.

The second ground sign, off the Gilmer Road entrance, will be slightly smaller than the sign nearest the building. This sign will measure 6.1" x 1.3' or 7.93 square feet of sign area.

The proposed signage will be constructed of an aluminum face with black, red and white film applied to an acrylic surface on the "PUB 83 Pizza & Burgers" copy. Background color will be principally Light Tan and will mirror the existing "Double G's" signage (see existing sign photos) except for the change in copy.

It appears that the petitioner proposes that internally illuminated LED's be used to illuminate copy on the sign nearest the principal structure. See the night view of the sign also. The Gilmer Road entrance sign appears to the non-illuminated with external illumination to be "illuminated by others". If this is the case, fixtures and required screening thereof need to be submitted for AC review and approval.

He also noted a wall sign, which was part of sign package in 2013, was either omitted from this request or is no longer being considered at this location. He suggested this signage, if still being considered, be brought back for further consideration as the AC had concerns with this sign in 2013.

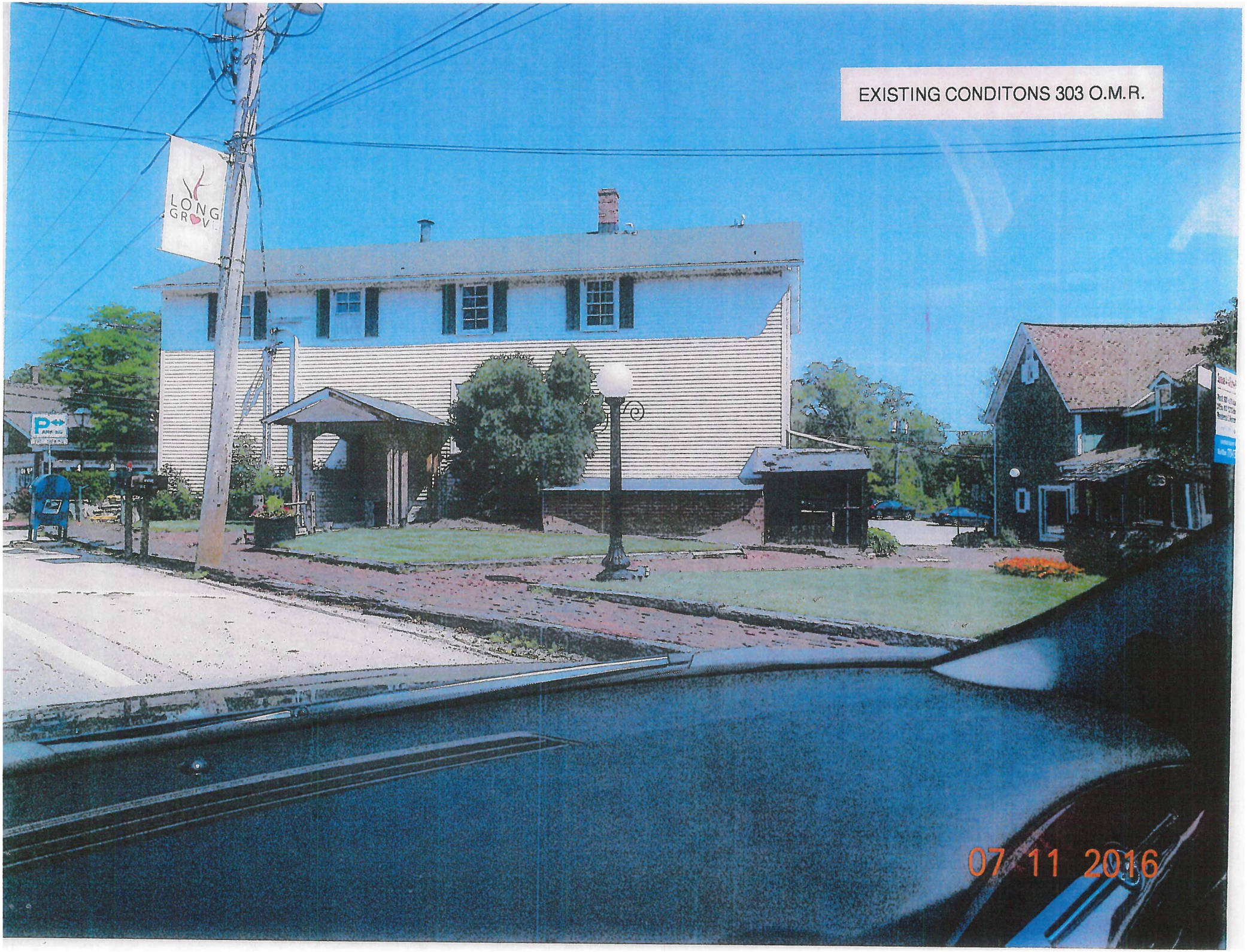
The AC was favorable to the signage as presented but noted illumination of the Gilmer Road sign, specifically the illumination source and screening thereof needed to be brought back to AC for further consideration as would the wall sign if the owner chooses to install that signage on the structure.

A motion was made by Commissioner Tapas, seconded by Commissioner Styer, to approve the ground signs as proposed with condition that illumination of the Gilmer Road sign, specifically the illumination source and screening thereof be brought back to the AC for further consideration. Should a wall sign be considered for the structure further review and consideration by the AC would also be required. On a voice vote; all aye.

PCZBA; Next Regular Meeting 9.6.16 (the August 2nd meeting was cancelled due to the lack of a quorum)

CSCC; - Next Regular Meeting; 9.7.16

AC; Next Regular Meeting; 8.15.16


EXISTING CONDITONS 303 O.M.R.
LONG GROVE
07 11 2016

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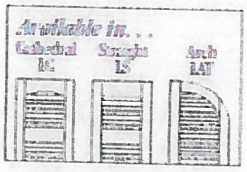
SPECIFICATION INFORMATION

Printable PDF Version

(Hard Copy with Brochure and Color Chips can be obtained, CONTACT US)



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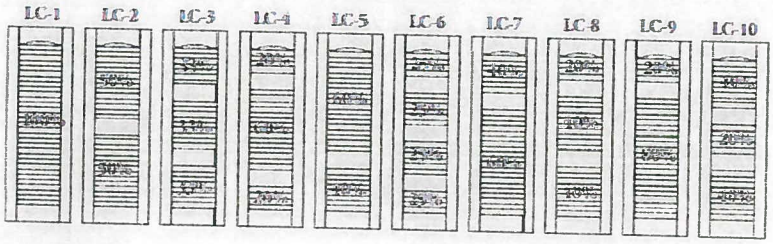

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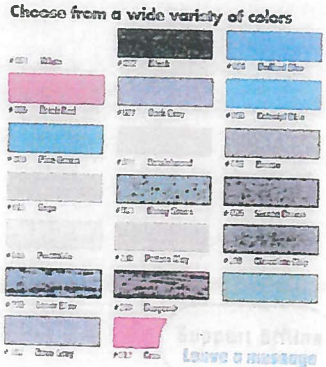

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Cypress
Linen
Herringbone
Sandstone Beige
Desert Tan
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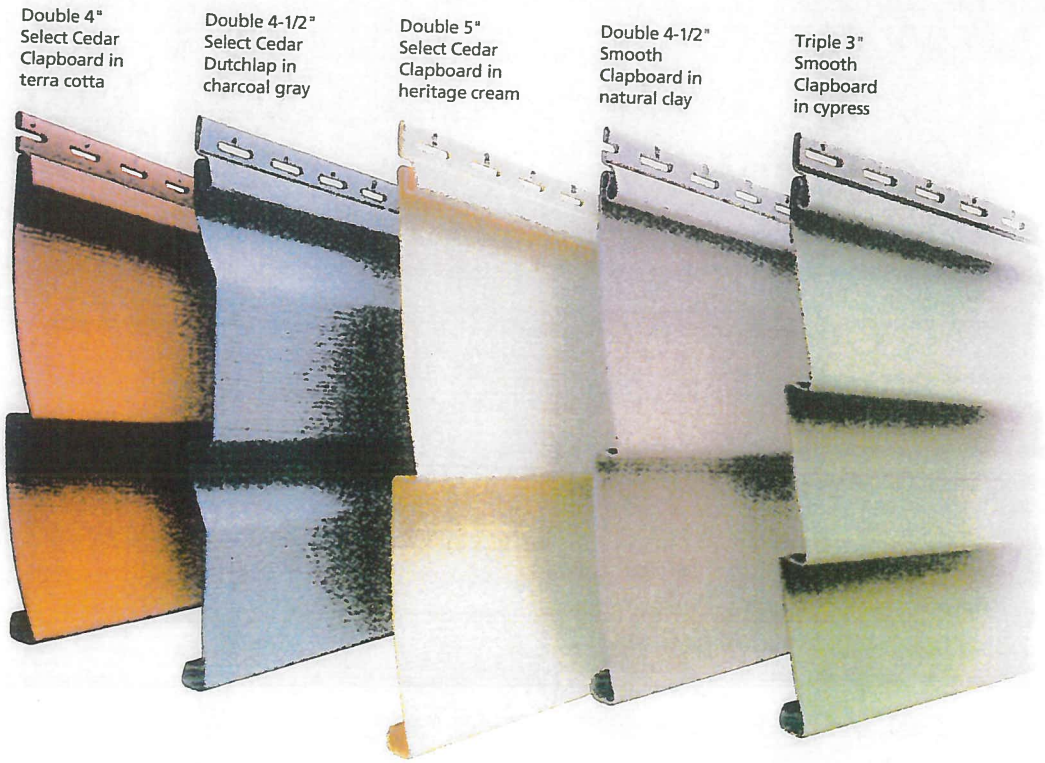
Savannah Wicker
Light Maple
Buckskin
Heritage Cream
Autumn Yellow
Snow
Colonial White



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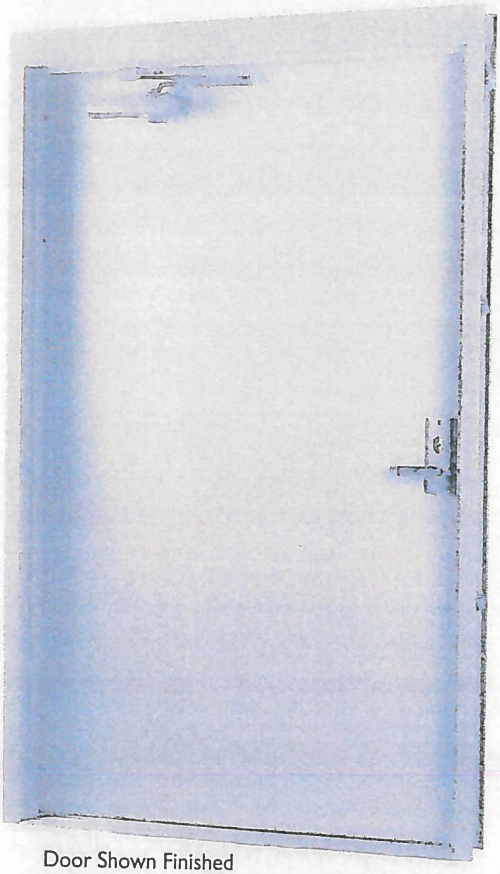


Door Shown Finished

Door Shown Finished

Flush
No Lite
Fire Rated Available

Door Shown Finished

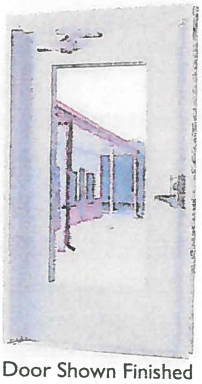
Narrow Lite
9"Wx30"H
Tempered Glass
Fire Rated Available*
Available with
Wire or Clear Glass

Door Shown Finished

Half Glass Lite
24"Wx30"H
Tempered Glass
Available with
Wire or Clear Glass

Door Shown Finished

Vision Panel
10"Wx10"H
Tempered Glass with Wire
Fire Rated Available*



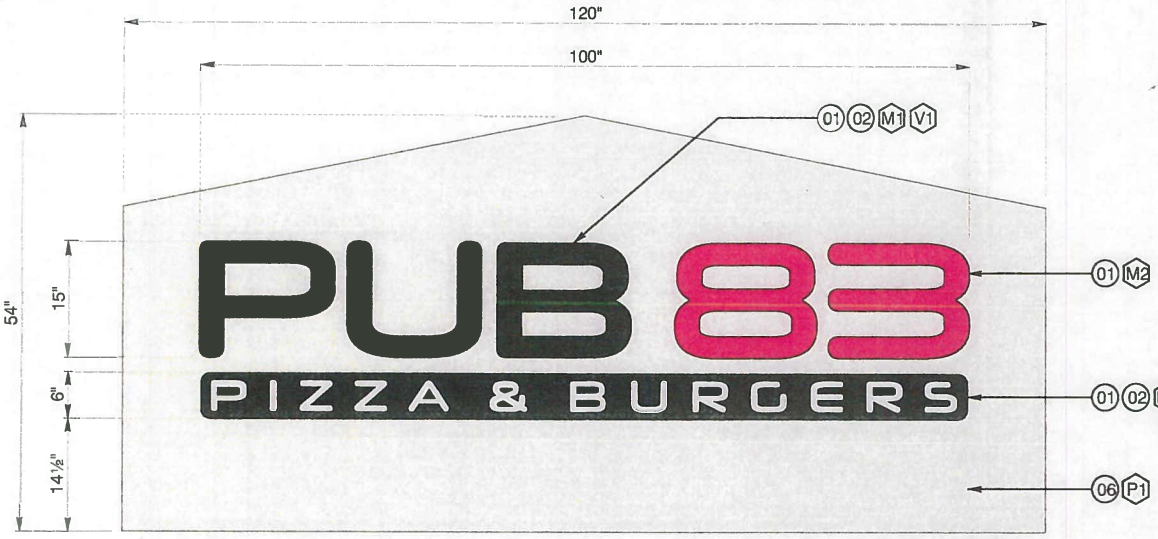
Door Shown Finished

Full Glass Lite
24"Wx60"H / 7' Door
24"Wx56"H / 6'-8" Door
Tempered Clear Glass

Door Shown Finished

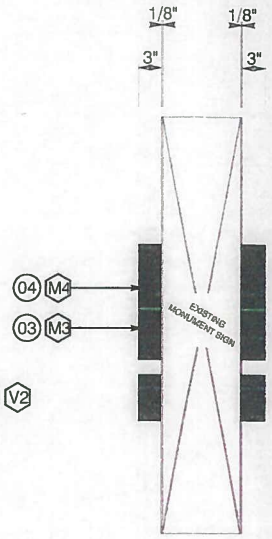
Louver
12"Wx18"H
With Bug Screen

*All Fire Rated Doors Come With Wire Glass



GRAPHIC ELEVATION

SCALE: 3/4" = 1'-0"

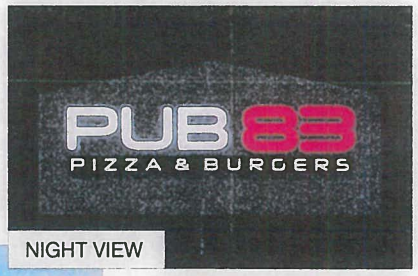


PROFILE

SCALE: 3/4" = 1'-0"

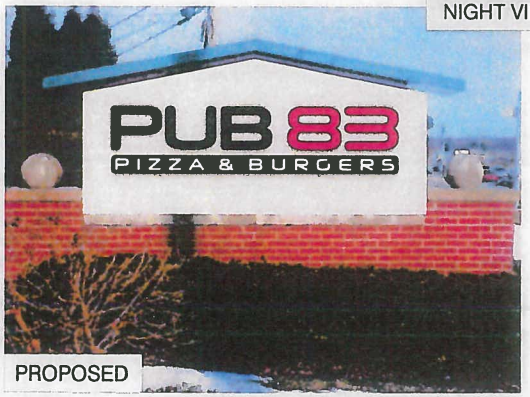
CHANNEL LETTERS ON ALUM. BACKING

QTY	2	SNU-16124
INSTALLATION		
EXTERIOR	ILLUMINATED	



NIGHT VIEW

EXISTING



PROPOSED

#	DESCRIPTIONS
01	PIGMENTED 3/16" ACRYLIC FACE
02	VINYL APPLICATION
03	PRE-PAINTED ALUMINUM RETURN
04	PIGMENTED 1" TRIM
05	WHITE LED LIGHTING
06	PAINTED 1/8" ALUMINUM FACE

#		CLIENT COLORS	MTL NEON COLORS	BY	FINISH
M1		WHITE	WHITE #7328	MV	TRANS.
M2		RED	RED #2793	MV	TRANS.
M3		BLACK COIL	BLACK COIL	MV	
M4		PIGMENTED BLACK	PIGMENTED BLACK	MV	TRANS.
V1		DUAL COLOR	3M DUAL-COLOR FILM BLACK 3635-222	MV	TRANS.
V2		PMS: BLACK C	BLACK 3M 3630-22	MV	OPAQUE
P1		LIGHT TAN	AKZO #430-C4	MV	SATIN

COLORS PRINTED ON THIS DRAWING COULD BE DIFFERENT FROM THE REAL COLORS

REVISIONS

No.	DESCRIPTION	Init.	Ver.	DATE (y-mm-dd)
00	PRESENTATION	MV	PC	16-06-27
01	REV.			

m signage solutions

ACCOUNT EXEC.: MIKE MELE

PROJECT MANAGER: ROXANE METCALFE

CLIENT:
PUB 83
4868 II RTE 83
LONG GROVE, IL

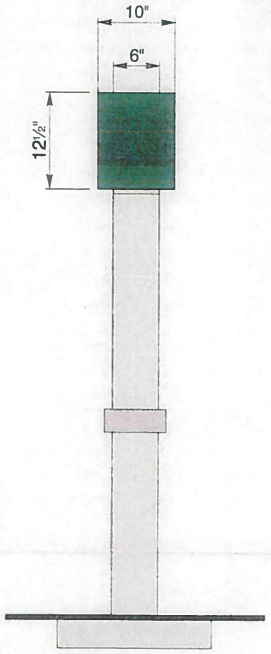
SITE/PROJECT:
PUB 83
4868 II RTE 83
LONG GROVE, IL

TITLE: GRAPH. ELEVATIONS

FILE: 27_16124_R00 — 01 01

GRAPHIC ELEVATION

SCALE: 3/4" = 1'-0"



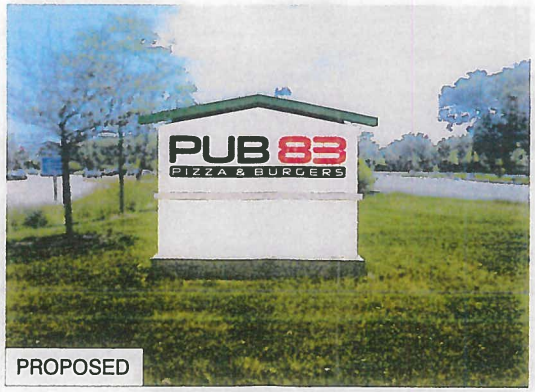
PROFILE

SCALE: 3/4" = 1'-0"

ALUMINUM MONUMENT WITH VINYL APPLICATION

QTY	1	SNU-16124
INSTALLATION		
EXTERIOR	NON-ILLUM.	

OPTION B



#	DESCRIPTIONS
01	VINYL APPLICATION
02	PAINTED 1/8" ALUMINUM CABINET

#	NOTES
N1	SIGN EXTERNALLY ILLUMINATED BY OTHERS

#		CLIENT COLORS	MTL NEON COLORS	BY	FINISH
V1		PMS: 1797 C	RED 3M 3630-33	MV	TRANS.
V2		PMS: BLACK C	BLACK 3M 3630-22	MV	OPAQUE
V3		WHITE	WHITE 3M 7725-10	MV	OPAQUE
P1		BLACK	AKZO BLACK	MV	SATIN
P2		LIGHT TAN	AKZO #430-C4	MV	SATIN
P3		TO MATCH MONUMENT ROOF	AKZO # TO BE DETERMINED	MV	SATIN

COLORS PRINTED ON THIS DRAWING COULD BE DIFFERENT FROM THE REAL COLORS

REVISIONS

No.	DESCRIPTION	Init.	Ver.	DATE yy-mm-dd
00	PRESENTATION	MV	PC	16-06-28
01	REV			

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ACCOUNT EXEC.
MIKE MELE

PROJECT MANAGER
ROXANE METCALFE

CLIENT
PUB 83
4868 II RTE 83
LONG GROVE, IL

SITE/PROJECT
PUB 83
4868 II RTE 83
LONG GROVE, IL

TITLE
GRAPH. ELEVATIONS

FILE
27_16125_R00

02
02