

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
REGULAR MEETING
April 15, 2013
7:00 P.M.**

Call to Order: Chairman Michaelson-Cohn, called the regular meeting of the Long Grove Architectural Commission (AC) to order at 7:05 p.m. with the following members present;

Members Present: Lynn Michaelson-Cohn; Chair, Valerie Plunkett and Marietta Calas, Eric Styer, George Tapas and Mark Howard.

Also Present: Village Planner James Hogue, PCZBA Chair Fred Phillips and members of the public.

Absent: None

1. Approval of the February 11, 2013 Draft Meeting Minutes.

Typographical errors were noted in the draft minutes. A motion was made by Commissioner Calas seconded by Commissioner Styer, to accept the draft minutes as corrected. On a voice vote; all aye.

2. Consideration of a request by C.K. Concepts LLC (Mr. George Callas, Manager) to allow modification to the previously approved Special Use Permit/ PUD Ordinance 98-O-22 and site plan for lots 68 and 70 within the Preserves PUD, including but not limited to reconfiguration of the parking lot entrance, parking lot expansion, landscaping, parking lot lighting, signage and the addition of approximately 2,700 square feet of outdoor dining area for Double G's Restaurant, 4868 Illinois Route 83 and zoned under the R-2 PUD District classification within the Village of Long Grove, Illinois.

Mr. George Maurides, attorney for the petitioner, provided a PowerPoint presentation summarizing the proposal to the AC. He noted that at the public hearing the before the PCZBA that the plans as submitted by his client were well received. He indicated that per the direction of PCZBA the petitioners had met with abutting property owners to discuss landscaping and modifications to the site plan which had been done as a result of this meeting. He illustrated these changes in the presentation.

Mr. Karl Krogstadt, arborist and landscape architect for the project, then explained the landscape plan and modifications which had occurred from the plan originally considered by the PCZBA. The landscape plan remained basically the same but was modified to reflect altered access drive which had been shifted east, away from properties along the west property line. This modification also allowed more of the existing trees on-site to be saved. He also indicated he had been in contact with the Village Arborist and there was some discrepancy in the caliper of replacement trees required. This stemmed from the health and shape of some of the existing trees on-site. He indicated he would work with the arborist to resolve these issues.

Planner Hogue then reviewed his report to the AC and explained the request. He indicated that the PCZBA was favorable to the request and had made a motion recommending approval of the request to the Village Board. This was an atypical situation. In prior instances the PCZBA had considered the input of the AC (or other Boards and Commissions) in making their recommendations. As a condition of approval the PCZBA did make the following condition;

“Review and approval of the request by the Architectural Commission as applicable and specifically any additional landscaping, fencing and berming which address the neighbors concerns.”

He also added that due to this circumstance the Chairman of the PCZBA, Mr. Fred Phillips, was on hand to answer any questions about the public hearing or recommendation of the PCZBA.

Mr. Phillips verified that the PCZBA was supportive of the request and that the modifications to the proposal as presented to the AC make for an even better plan in his estimation. He indicated he had been on-site at the meeting with the residents (prior to the AC meeting) and the real issue for the neighbors will not be parking lot noise but noise from Route 83.

After discussion, the AC considered the landscaping, lighting, signage and site plan and elevations as part of the modifications to the approved final plans for the “The Preserve PUD”. Their recommendations to the Village Board concerning the submittal were as follows;

- Site Plan – Overall the reaction to the site plan as proposed was positive. The AC noted the plan was well thought out with regard to neighboring properties and provided good access (both internal and external) to the site as well as provide needed parking for the restaurant use. A motion was made by Commissioner Tapas, seconded by Commissioner Plunkett to accept the site plan as prepared by Haegar Engineering dated 4.10.13 and presented to the AC on 4.15.13. The motion was approved subject to the following conditions;

- 1) Plans for the proposed 14’ x ’20 shed shall be brought back to the AC including material samples, colors, shingles and other specifications of the structure for further review and consideration.

- 2) The Village Engineer shall review and verify that the proposed detention area\bio-swale does not create a flooding or “overtop” situation in the parking area during a 100 year storm event.

- Lighting – The AC found the photometrics as proposed acceptable. Fixtures are to match the fixtures already on-site and in the existing parking area. A motion was made by Commissioner Tapas, seconded by Commissioner Calas to recommend approval of the site lighting\ photometric plan prepared by Haegar Engineering as revised 4-10-13 and presented to the AC on 4.15.13. The motion was approved as follows;

- 1) Twelve (12) fixtures matching the existing on-site fixtures shall be permitted as depicted on the site lighting\ photometric plan prepared by Haegar Engineering.

- 2) Fixtures shall be less than fifteen (15) feet in height with a 250 watt light metal halide light source.

- 3) Petitioner shall submit specifications for any additional exterior lighting proposed for the outdoor dining area including types of fixtures, illumination source, wattage and fixture placement to the AC for further review and approval.

- Elevations\ Outdoor Dining – The AC noted the proposed changes to the façade of the south elevation specifically as they relate to the outdoor dining aspect of the proposal. The AC had no objections to the outdoor dining per se but did have concerns with some of the exterior building modifications. A motion was made by Commissioner Tapas, seconded by Commissioner Plunkett, to recommend approval of the outdoor dining area per the site plan as prepared by Haegar Engineering dated 4.10.13 and Outdoor Area Seating Plan as prepared by Haegar Engineering dated 3-10-13 and presented to the AC on 4.15.13. This motion was approved subject to the following condition;

1) Petitioner shall submit specifications for awnings, canopies, fencing and outdoor dining area landscaping (as well as additional exterior lighting proposed for the outdoor dining area) including materials, material samples, colors, elevations, site specifics and other specifications to the AC for further review and approval.

- Landscaping – The AC noted the comprehensive nature of the proposed landscaping as being sensitive and reasonable as it relates to neighboring properties as well as the “green nature” of the parking lot including the bio-swale. A motion was made by Commissioner Styer, seconded by Commissioner Calas, to recommend approval of the landscape plan as submitted by Krogstad Land Design Limited dated 3.4.13 and amended 4.15.13 as presented to the AC on 4.15.13. This motion was approved subject to the following condition;

1) The landscape plan as submitted by Krogstad Land Design Limited dated 3.4.13 and amended 4.15.13 as presented to the AC on 4.15.13 shall be subject to the review and approval of the Village Arborist including the determination of the caliper of replacement trees for removed protected species per the Village Tree Protection Ordinance.

- Signage – The AC had some concerns with the building signage as proposed especially the wall sign and the illumination of that sign. Motions were made as follows with regard to the proposed signage.

A motion was made by Commissioner Calas, seconded by Commissioner Plunkett to recommend approval of the second monument sign, which shall mirror the existing monument sign including illumination, to be located adjacent to the relocated entrance on Gilmer Road in substantial conformance with the “Proposed Building Signage” exhibit presented to the AC on 4.15.13. On a voice vote; all aye.

A motion was made by Commissioner Plunkett, seconded by Commissioner Calas to approve the wall sign as submitted with regard to font and general placement on the north building elevation as illustrated on the “Proposed Building Signage” exhibit presented to the AC on 4.15.13. The motion was approved subject to the following condition.

1) The petitioner shall submit a final “proof” of the proposed signage which identifies dimensions, materials, illumination, color scheme, copy and exact placement of the sign on the north elevation of the restaurant building to the AC for further review and consideration.

3. OTHER BUSINESS: None

Adjournment: Commissioner Tapas made a motion to adjourn, seconded by Commissioner Calas. On a voice vote; all aye. Meeting adjourned at 8:25 p.m.

Respectfully Submitted,
James M. Hogue
James M. Hogue, Village Planner