

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
RESCHEDULED REGULAR MEETING
June 26, 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, Eric Styer, George Tapas, Mark Howard and Marietta Calas.

Also Present: Village Planner James Hogue, and members of the public.

Absent: None.

1. Approval of the April 15, 2013 Draft Meeting Minutes.

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

1). Consideration of a request for replacement signage for Congregation Beth Judea 5304 Hilltop Drive (Rt. 83 & Hilltop) and within the R-1 Residential District, submitted by Lisa Neiman on behalf of Congregation Beth Judea.

Planner Hogue explained the request indicating the property upon which the existing ground sign is located is Lot 1 if the Red Oaks Subdivision and was platted in 1960. As no building permit files have been located it is unknown when the structure was built. Until at least as late as 1973 “churches” were allowed as permitted uses in residential districts. It does not appear a special use permit was issued for the religious facility on-site.

As proposed the existing sign will remain in the same location as presently exists. The sign will be refaced (double sided) over the existing sign. Presently the existing sign measures 45” x 97” (approximately 30 square feet). The size of the sign is not proposed to change and is maximum square footage permitted for this type of signage.

Presently the sign is brown & white in terms of color. This will be changed to black lettering on a white background with a blue/gray “logo” on the sign face. Existing posts will be used to mount the sign and these will be painted white. The sign face will be metal covered with automotive clear coat for protection. The sign will be non-illuminated.

Lisa Nieman, on behalf of Congregation Beth Judea, indicated the sign would be non-illuminated and the sign would be mounted to the existing sign posts which will be painted white to match the proposed sign.

The AC liked the look of the new sign noting it was an improvement to the existing sign.

A motion was made by Commissioner Styer, seconded by Commissioner Howard, to recommend approval of the signage as submitted. On a voice vote; all aye.

2). Consideration of a request for signage for “Bentley’s Corner Barkery”, Building B, 4196 Route 83 and within the Sunset Grove Development, submitted by Modern Sign on behalf of Lisa Senafe.

The petitioners’ representative from Modern Sign explained the request to the AC. As proposed 58 square feet of signage is to be located in the ““Designated Zone for Placement of Signage and Graphics”. As the petitioner will occupy two suites of the building signage will expand across both spaces. Signage will be illuminated using LED illumination similar to the existing illumination systems of other tenants in the building. Signage will be white with black returns on the channel letters. Green paw print logos will be on the building sign and placed upon the windows as well.

Planner Hogue commented that the proposed signage is within the allowable square footage for such signage per the PUD approval ordinance. The window sign, if mounted on the inside of the window, is exempted from the signage area and placement restrictions. Green paw prints are also proposed on the windows leading patrons to the door to direct pedestrian traffic to the entrance.

The AC reviewed the sign specifications and were favorable to the appearance of the sign. The AC did request that the sign be “tightened up” across both suites to create the appearance of one single sign across the building façade. The petitioner was amenable to this suggestion.

A motion was made by Commissioner Calas, seconded by Commissioner Plunkett to accept the sign as submitted subject to the petitioner “tightening up” the sign across the building façade to create the appearance of a single sign on the structure. On a voice vote; all aye.

Consideration of a request for approval for a replacement sign for “OBD Tune & Lube”, (formerly “All Tune & Lube”) on property known as 7151 Rt. 83 Unit C, Submitted by Edgar Camez.

Planner Hogue explained the request noting the property was the subject of litigation in 1986 and a court order established use of the property as an automotive service & shopping center as well as parameters for signage on the property. In short, signage for this development deviates from the “B-2” signage regulations found in the Village Zoning Code and are established by the this court order.

In 2004, the previous owner of the business “All Tune & Lube” petitioned the AC for signage. This request was approved. Petitioner is proposing relatively minor modifications to this previously approved signage.

Mr. Edgar Camez, petitioner, has now leased the tenant space in Unit C of the building and is requesting a slight modification to the existing approved signage for his business. The portion of the sign that previously said “All” will be changed to “OBD” with a small motor logo added to the copy.

The sign is contemplated to be made of high density urethane (HDU), a blue black and white color scheme. As proposed the signage will be non-illuminated. As proposed a blue and white OBD sign (with the motor logo) is proposed to replace the “All Tune” portion of the sign on the left hand side of the building. A black and white sign (with the motor logo) is proposed to replace the “All Tune” portion of the right hand side of the building. As proposed letters are 19’ inches high. The court order limited these to 18” in height. The letter height needs to be reduced by one inch.

The AC indicated the court order needs to be followed and letter height of the signage needs to be 18” exclusive of any background on the sign. The AC also noted the fonts on the existing and proposed signage should remain the same for both signs. The AC also suggested that the motor logo be removed from the “OBD” portion of the sign and be placed as an independent logo over the garage bay to the left of the blue OBD sign. The logo will be limited to 18” in height and be gold on blue in color. The modifications as suggested by the AC were acceptable to the petitioner.

A motion was made by Commissioner Tapas, seconded by Commissioner Styer, to approve the sign concepts as submitted subject to the following conditions;

- Size of the lettering shall not exceed 18 inches per the court order.
- Copy shall match the existing font style, size and alignment of the copy on the existing wall signs.
- The motor logo shall be removed from the “OBD” portion of the sign.
- One independent motor logo, not to exceed 18 inches in height and gold on blue in color, shall be allowed over the garage bay to the left of the blue “OBD” sign.

On a voice vote; all aye.

4). Consideration of a request for landscape lighting for property located at 4983 Trillium Trail within the Prairie Trails PUD submitted by Walsh & Lenzi Landscaping.

The AC noted that the petitioner was not present.

Planner Hogue explained the request as submitted. The request is being made by the property owner to allow landscape lighting at the petitioners’ residence. The property is located within the Prairie Trails PUD and is situated on the north side of Trillium Trail one lot south of Wild Rose Lane.

Seventeen (17) low voltage (20 watt equivalent) lights are proposed to be placed in the landscaping near the residence. A proposed this is a LED illumination system. Two (2) wall lights (pillar lighting) will be mounted opposite each other near the steps of the structure to provide safer access to the front door of the structure. These will contain a 1.8 watt (20 watt equivalent) light source. Seven (7) directional lights will be utilized 1.5 (20 watt equivalent) to up light four trees in the landscaping in the front of the house. Eight (8) garden/pathway lights 1.5 watts (20 watt equivalent) are also proposed to be installed in the landscaping in front of the structure. Four (4) fixtures will be placed on either side of the entrance disbursed in the landscaping.

Pillar and garden/pathway lighting will utilize the area type RXA-01 series fixtures. Directional lighting will utilize the RDX-02 Series fixtures.

The pathway lighting and wall lighting are considered “residential yard and grounds lighting” and is permitted without AC review. The directional fixtures, up-lighting the trees, are considered landscape lighting and require AC review and approval. Planner Hogue indicated the likely rational for the distinction and review of the landscape lighting was to prevent “leakage” or glare from such lighting spilling onto neighboring properties. As grounds lighting is lower to the ground and designed to illuminate pathway and walkways on property, leakage is less likely be an issue. As landscape lighting is often “up lighting” of various landscape elements on a property a greater potential for “leakage” exists.

He further indicated that in this instance an LED light source has been identified and should be approved as an “Other” light source by the AC. Aside from this, the other lighting “test” criteria appear to have been met. “Spillage” of light on adjacent properties should not be an issue with this request as lighting will be near and aimed toward the principal structure. Fixtures are “dark sky” compliant based on photometric specs submitted with the fixtures. A distance of 80 to 120 feet from structures on adjacent properties has been calculated.

The AC concurred with the findings of Planner Hogue and further indicated the low wattage of the proposed lighting should also serve to mitigate the leakage issue.

A motion was made by Commissioner Howard, seconded by Commissioner Calas to accept the request for landscape lighting on property located at 4983 Trillium Trail within the Prairie Trails Subdivision as submitted including the LED light source. On a voice vote; all aye.

OTHER BUSINESS: July 15th Regular meeting – Chair Michaelson-Cohn and Commissioner Howard both indicated that they would not be available for the July 15th Regular Meeting. Planner Hogue indicated that the remaining four (4) member need to be available to establish a quorum or the July Meeting would need to be rescheduled as well.

Adjournment: Commissioner Tapas made a motion to adjourn, seconded by Commissioner Styer. On a voice vote; all aye. Meeting adjourned at 7:45 p.m.

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