

Item #1:

Report Of April 16, 2012 Architectural Commission Meeting:

- A. Replacement Signage For The Long Grove Café
- B. Replacement & Additional Signage For Beans & Leaves
- C. Additional Illuminated Signage For The Cedar Grill
- D. Signage For Landstar Realty, Building 6, Long Grove Commons
- E. Commercial Building Lighting For Building 6, Long Grove Commons
- F. Elevations, Sinage and Landscaping For Building B, Sunset Grove
- G. Signage For Urban Tandoor, Building B, Long Grove Commons



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: April 18, 2012
RE: Board & Commissions Report for 4/24/12

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; 4. 16. 12 (7 Action items)

1). Consideration of a request for a replacement signage for “The Long Grove Cafe,” 235 Robert Parker Coffin Road and within the B-1 Historic District, Submitted by Bill Hristakos.

Planner Hogue explained the request noting that based upon the items submitted the petitioner is requesting one (1) free standing sign measuring 42” x 36” (10.5 square feet) w/ 3 slats measuring 1.75 sq. ft. each (5.25 sq. ft.) to replace the existing free standing sign and to be placed on a new sign post on the east side of the Mill Pond entrance at Robert Parker Coffin Road. This would replace the existing freestanding sign and be in approximately the same location. The existing sign measures approximately 2’ x 2’ (4 square feet) and does not contain slats.

Material out of which the sign will be constructed is carved red cedar. Additional slats are proposed for this sign as well. The signage would be double faced, principally red and white with regard to the color scheme with a brown border. Signage will be non-illuminated. The new post would measure 8’ tall (from grade) and have two suspension and arms 60” wide. Additionally, three slats measuring 1.75 square feet each are proposed adding an additional 5.25 square feet of signage to the request. Total square footage requested would be 15.75 square feet.

Square footage of the commercial space for which the signage is being requested is approximately 2800 square feet. For retail spaces containing 1000 to 3000 sq. ft. of floor area 20 square feet of signage may be allowed per the Village Zoning Code. Per the newly adopted sign regulations greater square footage of signage may be permitted **if the building and all signage** are located more than 50’ feet from the edge of the pavement. This signage “bonus” would not apply in this instance as the proposed sign is less than 50 feet from the pavement.

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (15.75 square feet), the request is within the maximum square footage limitation for the floor area at this location. However, the square footage of the existing wall sign is unknown and needs to be determined. It is likely that with the existing wall sign, signage will exceed the maximum allowable at this location.

The AC liked the look, materials and overall configuration of the sign as proposed but were also aware of the constraints on signage as mandated by the Village Code. The AC made the following recommendation with regard to the signage request.

A motion was made by Commissioner Calas, seconded by Commissioner Brockman to accept the signage as submitted subject to the following conditions;

- The existing “Long Grove Café” signage be removed from the “Mill Pond” ground sign.
- The size of the existing “Long Grove Café” wall sign may be reconfigured.
- The size of the proposed ground sign may be reconfigured.
- All signage, existing and proposed, in combination, shall not exceed the maximum allowable square footage for signage at this location of 20 square feet.

On a voice vote; all aye.

2). Consideration of a request for replacement and additional signage for “Beans & Leaves”, 320 Old McHenry Road and within the B-1 Historic District, Submitted by Karen Krahn.

Planner Hogue explained the request indicating the petitioner proposes a replacement wall sign measuring 13”x 58” (5.2 sq. ft.) and a freestanding sign (double faced) measuring 12” x 48” (4 sq. ft.) for a total of 9.2 square feet. The wall sign will be placed on the front of the structure in the same location as the existing sign. The free standing sign will mounted to existing posts previously used by the Stable Shops (now Cedar Grill). Square footage of the commercial space for which the sign is being requested is approximately 500 square feet. For retail spaces containing 1 to 1,000 sq. ft. of floor area 12 square feet of signage may be allowed per the Village Zoning Code. The wall sign will be attached to the front (north side) of the building above the door.

Based upon the total square footage of signage proposed (9.2 square feet), the requested signage is within the square footage limits (12 Sq. Ft.) for the floor area at this location. Signage may be divided up between wall signs, hanging signs and freestanding signs but may not exceed the maximum allowable square footage allocated by floor area.

The sign will be constructed of MDO (Marine Grade Wood) board. Copy will be painted on the signage utilizing a brown background (Pantone Dark Chocolate Brown # 4625) and lime green lettering (Pantone #375). This color pattern is similar, if not identical, to that utilized by “Dandy Things”.

Karen Krahn further explained the request noting her concerns with the choice of colors.

The AC liked the look, color scheme and fonts chosen for the proposed sign. The AC made the following motion;

A motion was made by Commissioner Calas seconded by Commissioner Plunkett to accept the signage as submitted with the recommendation that at the discretion of the petitioner, a green border may be added to the wall sign and an accent color (yellow or pink suggested) be added to the “&” sign in the proposed signage. On a voice vote; all aye.

3). Consideration of a request for additional illuminated signage for “The Cedar Grill”, 330 Old McHenry Road, and within the B-1 Historic District, Submitted by Kenneth Basciani.

Staff indicated to the AC a previous request for signage was reviewed and approved in 2011. Per this approval only the hanging sign over the main entrance (20 square feet) was installed. Petitioner now wishes install a ground sign to be located on existing posts (previously used by the Stable Shops and proposed to be used by Beans & Leaves) in front of the structure on Old McHenry Road.

The ground sign measures 5’ x 2’ (10 square feet) and would be constructed of high density urethane (HDU) and mounted to the existing posts. The color scheme is proposed to be principally gold & black which is consistent with the previous sign approval. Signage is proposed to be illuminated utilizing up-lighting. A 20 watt LED illumination source, utilizing “cool white light” in a “landscape bullet” fixture is proposed. The fixture will be incorporated into existing landscaping to screen the light source.

The request as proposed is permissible Petitioner may have one ground sign, one nameplate sign and one wall sign or one canopy (hanging) sign. Illumination as proposed appears acceptable but final placement of the fixture will need to be reviewed for compliance with the Village Code.

The square footage as proposed is within maximum amount of square footage permitted at this location per the Village Code.

The AC liked the look of the signage as proposed and noted it complemented the previously approved signage as well. They were concerned with the screening of the illumination source however.

A motion was made by Commissioner Plunkett, seconded by Commissioner Calas, to accept the signage as proposed with the condition that the screening of the illumination source be subject to staff review and approval for Village Code compliance. On a voice vote; all aye.

4). Consideration of a request for reinstallation of signage at a non-designated location at Long Grove Commons for “Landstar Realty”, Building #6, Suite G , Rt. 22 & Old McHenry Road, within the B-2 PUD District, Submitted by Sara Rubin.

Planner Hogue noted Landstar Realty has moved to “Suite G” which fronts on the north side of Building 6. Six (6) square feet of signage was allocated over the front door of this space. Landstar Realty proposes to use the identical sign as previously approved on the south side of the structure to a “non-designated” location on the west side of Building 6. He also encouraged the AC to consider this request with the request for building lighting which is also an agenda item for consideration.

As such, if approved, the existing sign (15.75 sq. ft.) would be moved to the west side of Building 6. Visibility is cited as the reason for this location.

The property is zoned B-2 PUD and the sign regulations have been modified by the PUD ordinance. The size and location of signage as proposed are not consistent with that approval. However, per that approval signage is at the discretion of the AC as follows;

Signage. All signage shall be reviewed and approved by the Architectural Board of Review prior to installation of such signage on the Property. The proposed pylon sign shall be designed to incorporate the tenant signs between the outer edges of the pylon structure, which tenant signs shall not exceed six square feet in sign area for each tenant sign.

Ms. Sara Rubin, owner of Landstar Realty indicated she has been without signage for about a month and an half which is causing problems for her with people thinking she is out of business and having

difficulty finding the new location of the office. She also noted that the development itself is very dark particularly in the winter months.

After discussion Commissioner Calas made a motion, seconded by Commissioner Plunkett, to accept the sign as proposed to be placed on the west side of Building 6 as proposed with the stipulation that placement of the sign and placement of proposed building lighting be adjusted to allow coordination in the placement of both subject to staff review and approval. On a voice vote; all aye.

5). Consideration of a request for “commercial building lighting” at Long Grove Commons, Building #6, Rt. 22 & Old McHenry Road, within the B-2 PUD District, Submitted by The Cloverleaf Group.

Staff indicated the request is being made by the property owner to allow better illumination on the property for both safety and security reasons. The property is located within the Long Grove Commons PUD and is situated on the northwest corner of Route 22 and Old McHenry Road.

Two (2) 30 watt LED Lumark Xtor light fixtures are proposed to be placed in on the west side of Building 6 facing the parking lot. Fixtures are to be controlled automatically through the use of photo cells.

Staff encouraged the AC to review the request for lighting against the “Test Criteria” of the Village Code. The light source (LED) is considered an “other” light source and requires AC approval. The AC should also be comfortable with the look of the fixture on the structure and as it relates to the request for signage by Landstar Reality. Aside from this the other “lighting test” criteria appear to have been met.

The AC found the impact of the lighting fixtures as proposed to be minimal with regard to the overall aesthetics of the building. The 30 watt LED illumination source was also acceptable at the proposed locations.

A motion was made by Commissioner Plunkett, seconded by Commissioner Calas, to accept the lighting as proposed (two (2) 30 watt LED Lumark Xtor light fixtures) with an LED light source to be placed on the on the west side of Building 6 with the stipulation that placement of proposed building lighting be adjusted to allow coordination with the placement of the Landstar Reality Sign both being subject to staff review and approval. On a voice vote; all aye.

6). Consideration of a request for signage for “Urban Tandoor”, 3970 Route 22 (Building 8) within the Long Grove Commons B-2 PUD District, submitted by Sign-A-Rama.

Planner Hogue reviewed the request noting the petitioner proposes two wall signs measuring 7’ x 2.5’ (17.5 Sq. Ft.). Signage for the commercial space for which the sign is being requested was determined as part of the overall PUD approval process for Long Grove Commons. Building 8 was allocated signage as follows:

- North Elevation – No signage approved
- South Elevation - 1 sign; 6 square feet
- East Elevation - 2 signs; 6 & 18 square feet respectively
- West Elevation - 2 signs; 6 & 18 square feet respectively

As proposed wall signs would be located on east and west elevations. Signs would be placed in the designated location on the east side and west of the building as well. The location and square footage proposed is consistent the previously approved PUD signage for this structure.

The wall signs as proposed will be constructed of plastic letters mounted to the building façade, red and black in color. A temporary sign has been approved and placed on the south side of the structure. The

temporary sign mirrors the proposed permanent signage. Permanent signage is proposed to be non-illuminated.

The AC liked the look of the signs as proposed in relation to the color scheme of the structure and character of the development.

A motion was made by Commissioner Calas, seconded by Commissioner Plunkett to accept the signage for the “Urban Tandoor” as submitted. On a voice vote all aye.

7). Consideration of elevations for “Building B”; 4196 Route 83 and within the Sunset Grove Development, including the site plan, signage, elevations, landscaping plans and zoned HR-1 PUD District, submitted by Mr. Kurt Wandrey, Lakewood Real Estate Solutions LLC .

Planner Hogue reviewed the past approvals for the Sunset Grove development noting the property is presently zoned HR-1 Commercial District & OS-P with a special use permit for a Planned Unit Development. The Village Board granted final PUD plan & plat approval in November 2008 (Ord. # 2008-O-27). In 2010 modifications were made to “Building B” to allow the Chase Bank Building to be built as a free standing structure. The AC reconsidered “Building B” at that time and made the recommendations as they relate to “Building B” and the Sunset Grove Development. Lakewood Real Estate solution has submitted building plans for the remainder of “Building B” which are in substantial conformance with the recommendations made by the AC in 2010.

Mr. Kurt Wandrey, Lakewood Real Estate, reviewed the proposed elevations noting minor modifications including substituting a door for a bank of windows on the west elevation and the elimination of a bank of windows on the north elevation to accommodate the drive-up window. He also referenced the “escape lane” which had been approved as a minor PUD amendment to allow those in line an escape route should they change their mind while waiting for service and before ordering.

Furthermore, Caribou Coffee has signed on as a lessee. Signage for this space needs to be reviewed by the AC. Petitioner is proposing three identical wall signs on the north, east and west facades of “Building B” in the locations approved as the “Designated Zone for Placement of Signage and Graphics”. This is consistent with the final PUD approvals.

The size of the proposed signage is as follows;

<u>Approval</u>	<u>Proposed Sq. Footage</u>	<u>Sq. Footage Allowed per PUD</u>
North Elevation:	41-6” x 193.6” (56.1 sq. ft)	122.5 Sq. ft.
West Elevation:	41-6” x 4’-7” (56.1 sq. ft.)	122.5 Sq. ft.
East Elevation:	41-6” x 193.6” (56.1 sq. ft.)	178.5 Sq. ft.

The proposed signage is within the maximum allowable square footage for such signage as allowed by the PUD approval ordinance.

The signage is proposed to be aluminum returns with acrylic letters (faces) with a brown, blue & white color scheme. Letters will be mounted on an aluminum raceway painted to match the wall color. Signs are proposed to be illuminated with LED illumination consistent with others in the development.

Other signage including the monument placards located on Pylon Signs 1 & 3 as well as on-site directional and menu board signage are also included for consideration by the AC.

All other signage will conform to the same color scheme as the building signage.

The placards located on the pylon signs appear to be consistent with previous approvals as well as other placards location on the pylon signs.

Mr. Wandrey further explained the request for signage indicating the three building signs were identical in size, color and materials. All were in the proper locations per the locations identified in the PUD approval.

He then presented a site plan which identified the locations for the menu board and directional signage. The color scheme for this signage is consistent with the “corporate” colors identified on the wall signs.

The AC raised a concern with traffic entering the “escape lane” from the north and suggested an additional “Do Not Enter” signage be placed on the property. Mr. Wandrey suggested a second sign be placed at the terminus of the drive-thru to prevent any conflicts there as well.

A motion was made by Commissioner Brockman, seconded by Commissioner Calas, to;

- Acknowledge the minor modifications to “Building B” as identified.
- Accept the Caribou Coffee signage as submitted including the pylon, directional and menu board signage (per “Everbrite” drawings; 7 pages – Project 3 279465-3, Dated 2.24.12).
- Allow two (2) “Do Not Enter” signs; one each at the “escape lane” and “drive thru” terminus.

On a voice vote; all aye.

CZBA; – Next Regular Meeting; 5.1.12

CSCC; - Next Regular Meeting; 5-2-12.