

Item #1:
Report Of June 16, 2014 Architectural Commission Meeting



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, June 16, 2014 at 7:00 P.M.
Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

CALL TO ORDER:

VISITORS BUSINESS:

ACTION ITEMS:

- 1) **Approval of the May 19, 2014 Draft Regular Meeting Minutes.**
- 2) **Consideration of a request for general signage for "Mill Pond Shops" located on Robert Parker Coffin Road and within the B-1 Historic District, submitted by Mr. Ken Siwieck, New Midwest Capital.**
- 3) **Consideration of a request for an amendment to the previously approved Special Use Permit and Planned Unit Development approval known as the Fairfield Village Planned Unit Development and with the R-2 PUD District to provide for a senior living center with Memory Care and Assisted Living Facilities and specifically the signage, landscaping, lighting, site plan/plat and building elevations proposed for the property at 1190 Old McHenry Road, submitted by Harbor Retirement Associates**

OTHER BUSINESS: NONE

ADJOURNMENT: Next Scheduled Meeting: July 21, 2014 @ 7:00 PM

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: June 17, 2014
RE: Board & Commissions Report for 6/24/14

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 6.16.14 (2 Action Items)

1) **Consideration of a request for general signage for “Mill Pond Shops” located on Robert Parker Coffin Road and within the B-1 Historic District, submitted by Mr. Ken Siwieck, New Midwest Capital.**

Planner Hogue explained the request indicating the petitioner is requesting general replacement signage for the Mill Pond Shoppes. This signage is being requested to identify the “Mill Ponds” in general rather than signage specific to an individual business.

Based upon the items submitted the petitioner is requesting one single (1) wall sign, to be affixed to the side of the building (above the wheel) consisting of individual letters mounted to the building. The existing hanging sign (double faced – square footage unknown) will be removed. Total square footage of requested signage would be approximately 27 square feet. Materials out of which the sign will be constructed are proposed as wooden lettering approximately 12” tall and painted white. The letters would be mounted to the face of the building which is brown in color. No request for illumination was included with the signage application however existing illumination may be in place and utilized by the petitioner for sign illumination.

Mr. Ken Siwieck, New Midwest Capital, further explained the request. He presented one of the actual letters to be used in the proposed sign for inspection by the AC.

The AC had a concern with the placement of the sign and suggested the sign be lowered and the copy “Mill Pond” & “Shops” be placed closer together. A concern was also raised about the fastening of the letters to the building and permanence of that attachment.

The petitioner was amenable to the suggestions of the AC and noted the lettering would be securely fastened to the building.

Commissioner Calas made a motion, seconded by Commissioner Styer, to recommend approval of the signage as submitted subject to the spacing of the lettering being “tightened up” the lowering the signage on the wall and the signage being securely fastened to the building. On a voice vote; all aye.

2) **Consideration of a request for an amendment to the previously approved Special Use Permit and Planned Unit Development approval known as the Fairfield Village Planned Unit Development and with the R-2 PUD District to provide for a senior living center with Memory Care and Assisted Living Facilities and specifically the signage, landscaping, lighting, site plan/plat and building elevations proposed for the property at 1190 Old McHenry Road, submitted by Harbor Retirement Associates**

Planner Hogue briefly explained the request noting the history of the development and PUD restrictions which have been an issue with redevelopment of this property. He noted the petitioners have done a skillful job of working within the constraints of the PUD and that the PCZBA was very supportive of the project and recommended approval of the request at the public hearing on June 3rd.

The petitioners then gave a general overview of the project and specifically the preliminary plans relating to the elevations, landscaping, lighting, signage and the overall plan and plat for the development. They noted the plans were particularly sensitive to residential uses on the westerns edge of the property as well as the “gateway” nature of the property into the Village. They noted the property owner was negotiating with T-mobile regarding relocation of the cell tower in the bank building.

The AC discussed the project one element at a time as follows;

Elevations;

The petitioner explained the layout of the building and presented material samples to be used in the construction of the structure. They noted materials would be similar to those used in the Sunset Grove Development and consisted of brick, hardiboard, stone and with an asphalt shingle roof. Mechanical equipment would be placed on the roof of the structure and screened from view.

The building would conform to the 35’ height requirement of the R-2 District with the exception of the “cupola” which would be 42’ feet in height and largely a decorative feature to allow natural light into the dining area and mirror the architectural features in the Sunset Grove Development across the street.

Petitioners noted the trash receptacle would be made of brick with wooden gates and located in the recessed area on the west side of the structure (near the delivery entrance) and more or less out of site on the property.

Commissioner Closson raised a concern with east elevation of the structure and large expanse of brick and windows from the “at porte cochere” to the south end of the building and the look of this from Rt. 83. His concern stemmed from the “gateway” nature of this property into the Village. He suggested the petitioner considered modifications to the roof lines to relieve the monotony.

Petitioners were amenable to this suggestion and would work to incorporate this suggestion into the final elevations of the structure.

A motion was made by Commissioner Calas, seconded by Commissioner Closson; to accept the preliminary elevations for the proposed structure as submitted with the condition that the roof lines be altered on the east elevation to minimize the monotony of the structure. On a voice vote; all aye.

Lighting;

The AC reviewed the lighting plans as submitted, particularly the photometric plan and noted no light “escaped” from the property, particularly along the west lot line abutting residential uses. The AC found the requested lighting to be in conformance with the lighting standards for the Village.

A motion was made by Commissioner Styer, seconded by Commissioner Closson, to recommend approval of the proposed lighting as submitted including fixture style, illumination source (LED) and fixture height (18 feet). On a voice vote; all aye.

Landscaping;

The landscape architect for the project explained the landscape plan noting existing natural vegetation on-site would be preserved to the greatest extent possible. The goal is to enhance the existing landscaping with native perennials and grasses to the greatest extent possible. Berms in the scenic corridor would be kept but re-graded to be more undulating in shape. An asphalt pathway would meander through the berm. Landscaping along the west property line would be greatly enhanced and screen the existing residences from the proposed structure. A bio-swale would be incorporated along the west property line to help filter runoff from the site and enhance the overall water quality of the existing detention pond in Fairfield Village into which the site would drain.

The AC had no questions regarding the landscape plan. A motion was made by Commissioner Tapas, seconded by Commissioner Styer, to accept the landscape plan as submitted, subject to a final landscaping and grading plan being supplied showing berms and pathways (w/materials). On a voice vote; all aye.

Signage;

The petitioners presented preliminary signage information noting that smaller wooden signs would be placed in two locations in the development. These would be placed near the ingress/egress points of the development. An additional monument sign, similar to the Sunset Grove sign, is contemplated to be located on the south end of the development, possibly along the southern edge of the scenic corridor. Signage and sign location is more or less conceptual at this point; however uplighting of the monument sign as a “gateway” sign is being considered.

A motion was made by Commissioner Calas, seconded by Commissioner Closson, to accept the conceptual signage as presented subject to detailed final plans including location, materials and lighting being submitted. On a voice vote; all aye.

Plan & Plat

The AC found the plan and plat to be well thought out and substantially compliant with the master plan for the area. The AC had no concerns with the plan and plat as submitted. Commissioner Tapas made a motion, seconded by Commissioner Styer, to accept the preliminary plan and plat as submitted. On a voice vote; all aye.

CSCC; - Next Regular Meeting; 7.2.14

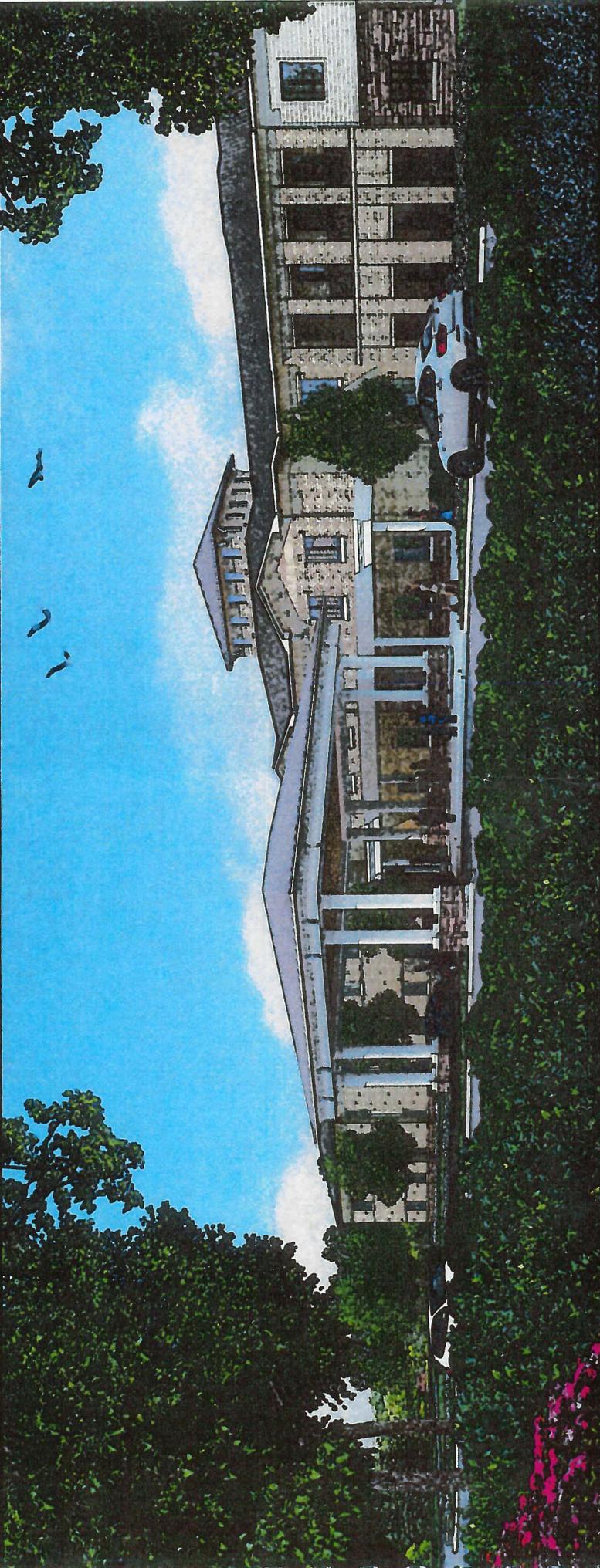
PCZBA; - Next Regular Meeting; 7.1.14

MILL POND SHOPS



(- TO BE REMOVED





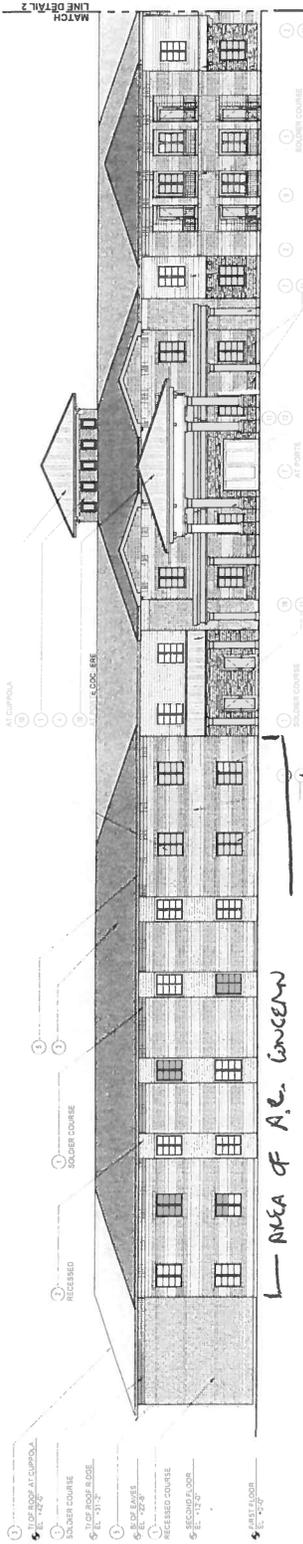
RENDERING AT ENTRY
06.03.2014

HARBOR RETIREMENT ASSOCIATES
Lynch, Glavin, Harbors



1 PRE-FINISHED ALUMINUM STAIRS FROM PVC DOORS

- 1 FACE BRICK
- 2 FIBER CEMENT BOARD Siding
- 3 ASPHALT FRANCHISES
- 4 1/4" x 1/4" CASHEMIR WINDOWS WITH ARCHITECTURAL MOUNTING
- 5 PRE-FINISHED ALUMINUM OUTER AND DOOR SPINUT
- 6 PRE-CAST DECORATIVE SANDING
- 7 PAINTED FIBER GLASS COLUMN
- 8 PAINTED WOOD COLUMN & BALCONY EDGE
- 9 PRE-FINISHED METAL RAILING
- 10 PRE-FINISHED METAL STANDING SEAM ROOF
- 11 DECORATIVE STONE



3 EAST ELEVATION

SCALE 3/32\"/>

AREA OF A.C. CONCERN

- 1 1/2\"/>
- 2 1/2\"/>
- 3 1/2\"/>
- 4 1/2\"/>
- 5 1/2\"/>
- 6 1/2\"/>
- 7 1/2\"/>
- 8 1/2\"/>
- 9 1/2\"/>
- 10 1/2\"/>
- 11 1/2\"/>

2 EAST ELEVATION

SCALE 3/32\"/>

- 1 1/2\"/>
- 2 1/2\"/>
- 3 1/2\"/>
- 4 1/2\"/>
- 5 1/2\"/>
- 6 1/2\"/>
- 7 1/2\"/>
- 8 1/2\"/>
- 9 1/2\"/>
- 10 1/2\"/>
- 11 1/2\"/>

1 SOUTH ELEVATION

SCALE 3/32\"/>

ELEVATIONS

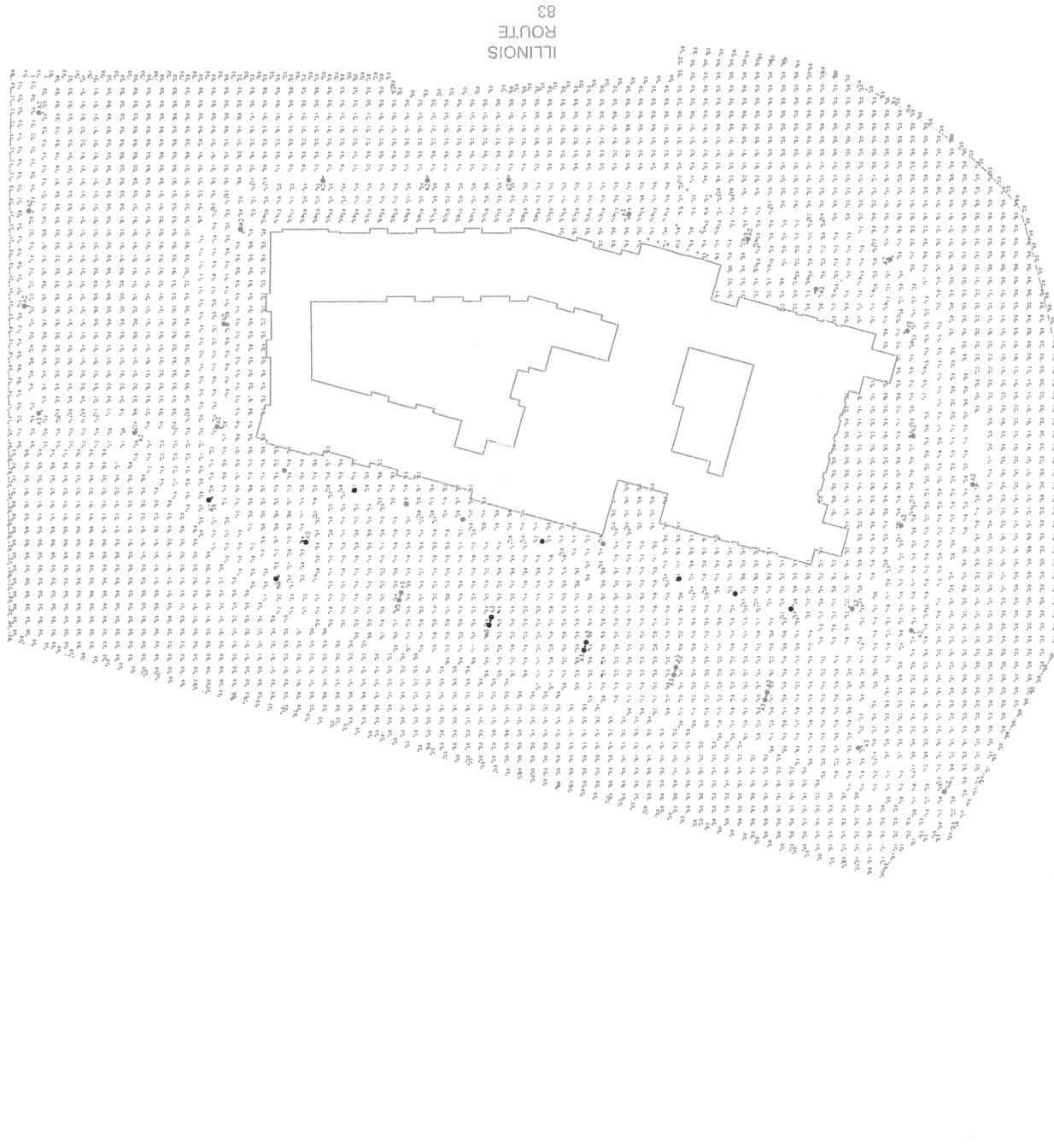
06.03.2014 ZBA SUBMISSION

HARBOR RETIREMENT ASSOCIATES
LONG GROVE, ILLINOIS

- ① FACE BRICK
- ② FIBER CEMENT BOARD SIDING
- ③ ASPHALT SHINGLES
- ④ VINYL CASEMENT WNDOWS WTH ARCHITECTURAL MUNTINS
- ⑤ PRE-FINISHED ALUMINUM GUTTER AND DOWN SPOUT
- ⑥ PRECAST DECORATIVE BANDING
- ⑦ PAINTED FIBER GLASS COLUMN
- ⑧ PAINTED WOOD COLUMN & BALCONY EDGE
- ⑨ PRE-FINISHED METAL RAILING
- ⑩ PRE-FINISHED METAL STANDING SEAM ROOF
- ⑪ DECORATIVE STONE
- ⑫ PRE-FINISHED ALUMINUM STORE FRONT AND DOORS

SUBJECT	FUTURE LIGHTING	LAMPS		DESCRIPTION & VARIANTS	MANUFACTURER CATALOG # OR APPROVED EQUIV.	NOTES
		# VOLTS	# WATTAGE			
●	L 208	2	250W	21" NEW MOUNTED, 18" POLE HEIGHT, LED, DOUBLE FEATURE	NM 29-CC-21-A3-170L-4R-208	
●	L 208	1	125W	21" NEW MOUNTED, 18" POLE HEIGHT, LED, SINGLE FEATURE	NM 19-CC-21-A2-170L-4R-208	
●	L 208	1	125W	21" NEW MOUNTED, 18" POLE HEIGHT, LED, SINGLE FEATURE	NM 19-CC-21-A3-170L-4R-208	
●	L 208	1	80W	17" NEW MOUNTED, 18" POLE HEIGHT, LED, SINGLE FEATURE	NM 14-CC-17-A2-E35-00-H-208	
○	F	W/OCLT	26W	6" RECESSED OPEN REFLECTOR DOWNLIGHT	CPHAW LIGHTING #PPY-2301T-09B-MOUL-18L	

Discussion	Symbol	Avg	Min	Max	Max/min	Angle
Parking	+	2.0lc	0.0lc	0.0lc	12.0	4.01
Property Line - East	+	0.1lc	1.4lc	0.0lc	N/A	N/A
Property Line - North	+	1.1lc	3.2lc	0.0lc	N/A	N/A
Property Line - South	+	0.1lc	1.8lc	0.0lc	N/A	N/A
Property Line - West	+	0.0lc	0.0lc	0.0lc	N/A	N/A
Site Overall	+	0.8lc	7.2lc	0.0lc	N/A	N/A



Type:
Job:
Catalog number:

Approvals:

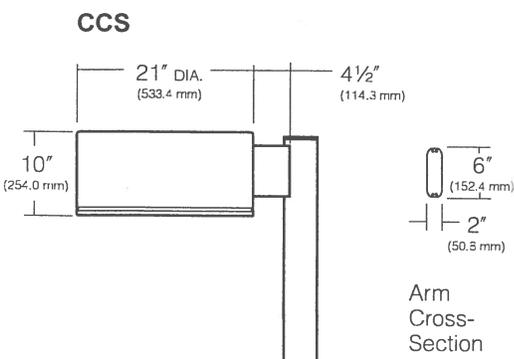
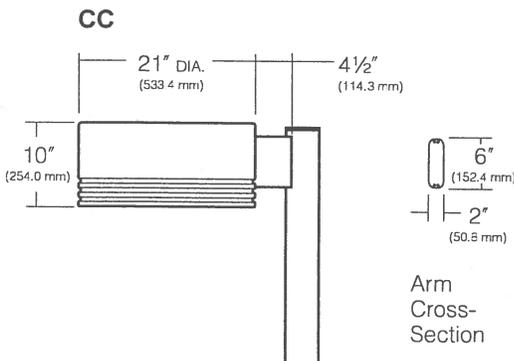
____ / ____ / ____ / ____
 Mtg. Fixture Electrical Module Finish Options
 See page 2 See page 2 See pages 3-4

Date:
Page: 1 of 5

Select pole from Kim Arms and Poles Selection Guide. If pole is provided by others indicate O.D. for arm fitting.

Specifications

21" Diameter
 120 Light Emitting Diodes
 Total Max System Watts = 129W



Housing: Spun aluminum. (Rollformed linear reveals; **CC:** Three equally spaced reveals, 1/2" wide, separated by 1/2" ribs, 1/4" deep. **CCS:** One 1/4" groove, 1/4" deep.) Sidewalls have a maximum 1° of taper, and are free of welds or fasteners. A rollformed aluminum flange is hemmed into the bottom providing support for the reflector module. An internal aluminum casting provides for mounting of the electrical module plus reinforcing for side-arm mounting of the fixture.

Lens Frame Assembly: One-piece cast aluminum lens frame is attached to the housing by a zinc plated cold rolled steel hinge with a stainless steel pin. Closure is by three self-retained stainless steel screws. A stainless steel self-locking stop arm is provided to hold the lens frame in the open position while servicing. A 3/16" thick clear flat tempered glass lens is fully gasketed by a one-piece extruded and vulcanized silicone gasket. Lens is retained in the frame by removable zinc plated steel clips.

Standard Arm Mounting: Arm is one-piece extruded aluminum with internal bolt guides and fully radiussed top and bottom. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. Arm is circular cut to mate with specified round pole.

Electronic Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Module includes a driver, LifeShield™ temperature control device and surge protector. Electrical module attaches to housing with key hole slots, accessible by opening the lens frame and removing optical module. Driver is rated for -40°F starting and has a 0-10V dimming interface for multi-level illumination options.

Optical Module: Precision, replaceable MicroEmitter® reflectors are positioned to achieve directional control toward desired task. The entire EmitterDeck® mounting assembly fastens to the housing as a one-piece module.

Finish/Color: TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

Warranty: Kim Lighting warrants Curvilinear LED products ("Product(s)") sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of ten (10) years for exterior housing paint finish(s), (iii) a period of six (6) years for LED Light Engines (MicroEmitters) and, (iv) a period of five (5) years for LED power components (LED Driver, LifeShield® temperature control device, surge protector), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings

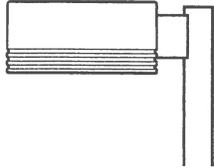
ETL' to UL Standard 8750

¹Suitable for wet locations.

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.



Type:
 Job:

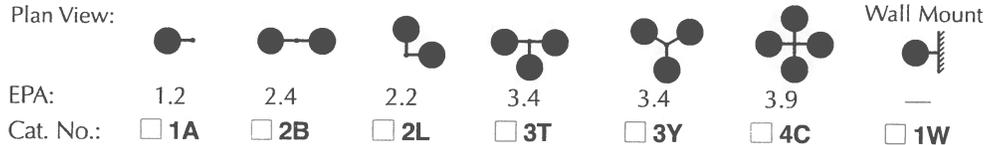


Standard Features

Mounting

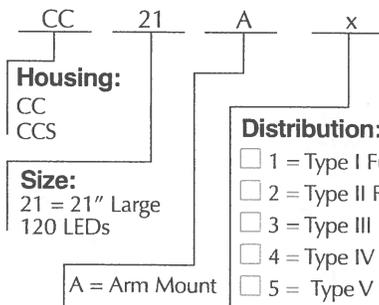
3Y configuration is available for round poles only.

Plan View:



Fixture

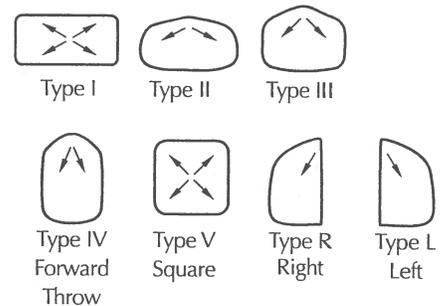
Cat. No. designates CC/CCS fixture and light distribution.



Distribution:

- 1 = Type I Full Cutoff
- 2 = Type II Full Cutoff
- 3 = Type III Full Cutoff
- 4 = Type IV Full Cutoff
- 5 = Type V Square Full Cutoff
- L = Type L Left Full Cutoff
- R = Type R Right Full Cutoff

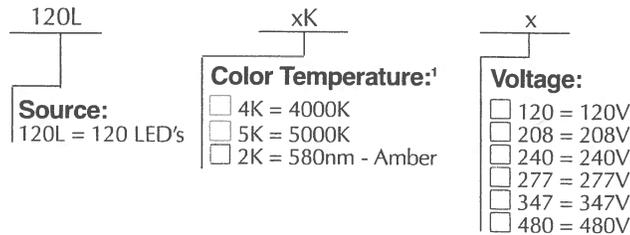
Light Distribution:



Electrical Module

NOTE: Curvilinear system employs Nichia's SSL product.
 Part number: NS6x183
 (NS6L183-H3, NS6W183-H3)

Cat. Nos. for Electrical Modules available:



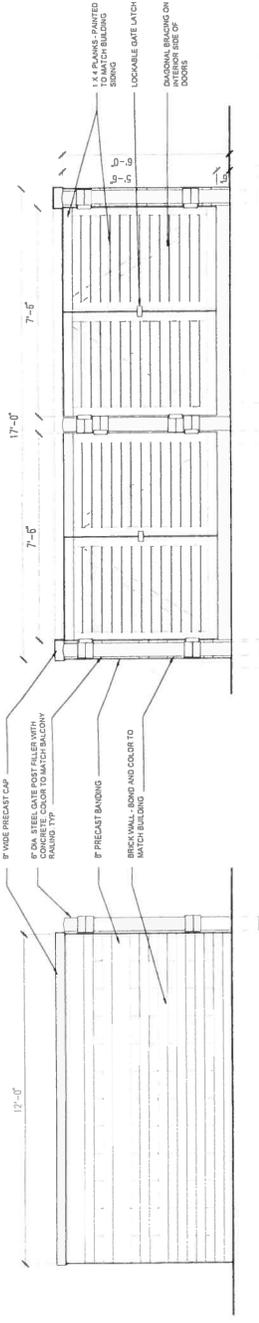
¹3000K is also available on an "Engineered-to-Order" (ETO) basis.

Finish

TGIC powder coat paint over a titanated zirconium conversion coating.

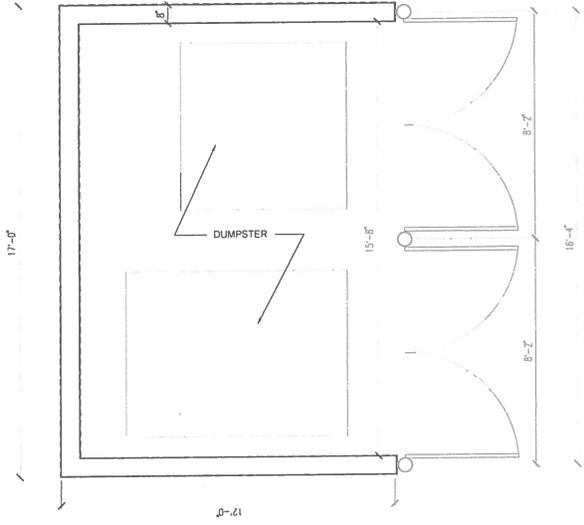
Color: Black Dark Bronze Light Gray Stealth Gray® Platinum Silver White Custom Color¹
 Cat. No.: BL DB LG SG PS WH CC

¹Custom colors subject to additional charges, minimum quantities and extended lead times.
 Consult representative. Custom color description: _____

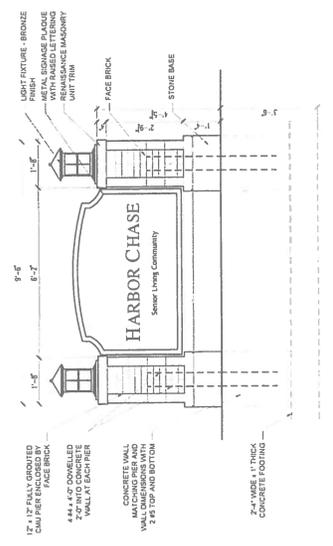


2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2"=1'-0"

4 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2"=1'-0"



1 TRASH ENCLOSURE PLAN
SCALE: 1/2"=1'-0"



3 MONUMENTAL SIGN
SCALE: 1/2"=1'-0"