

Item #1:

Report Of The Architectural Commission Meeting - Dec 2, 2013



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: October 22, 2013
RE: Board & Commissions Report for 10/22/13

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; 12.2.13 Rescheduled Regular Meeting (2 action items)

2. Consideration of a request for signage on “Building B” 4196 Illinois Route 83 and within the Sunset Grove Development and zoned HR-1 PUD District, for “KAWA 3” (Sushi Restaurant & Bar) submitted by Ed Signs.

The petitioner is proposing one wall sign on the west facade of “Building B” in the location approved as the “Designated Zone for Placement of Signage and Graphics”. This is consistent with the final PUD approval.

The size of the proposed signage is as follows;

	<u>Proposed Sq. Footage</u>	<u>Sq. Footage Allowed per PUD Approval</u>
West Elevation:	10’ x 4’ (40 sq. ft.)	42 Sq. ft.
East Elevation:	None	159.6 Sq. ft.

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

The signage is proposed to be channel letters with a black, white & red color scheme. Letters will be mounted to the building. Signs are proposed to be illuminated with backlit LED lighting similar to existing lighting within the Sunset Grove development.

Mr. Gerardo Alvarez, of Ed Signs was present. He further explained the request noting the channel letters would be cut out to match the font as identified in the “proof” submitted to the AC. The letters of the sign would be black with a red “3”.

The AC had a concern with the look of the “Sushi & Bar” portion of the sign. The petitioner stated that this would be a box sign with letters cut out and a white acrylic insert placed behind the cut out to color the letters white. The illumination source (LED’s) would then be positioned to create a halo effect around the letters.

The AC liked this concept but noted that the spec sheet submitted with the request did not have the detail to define the sign as such.

A motion was made by Commissioner Styer, seconded by Commissioner Tapas, to recommend approval of the sign as submitted with the condition that full manufacturing specification be submitted which clearly identifies the box sign with cut out letters and acrylic insert, subject to final staff review and approval.

On a voice vote, all aye.

3. Consideration of a request for signage for the “Chatterbox of Long Grove” on property commonly known as 330 Old McHenry Road and within the B-1 Historic District submitted by Roman Signs.

The petitioner is requesting two (2) signs. A ground sign measuring 27” x 56.75”; including “mini hanging panels” attached to the bottom of the sign (10.6 square feet) and a hanging sign measuring 20” x 54” (7.2 square feet) to be mounted directly to the structure over the east entrance utilizing decorative steel mounting bracket. Both signs are double faced. In total 17.8 square feet of signage is proposed. Materials out of which the signs will be constructed are routed HDU (High Density Urethane). The signage will be yellow, black & red regard to the color scheme. Signage will be non- illuminated at this point, however illumination may be considered at a later date.

Square footage of the commercial space for which the signage is being requested is approximately 3270 square feet. For retail spaces containing 3001 to 5000 sq. ft. of floor area 30 square feet of signage may be allowed per the Village Zoning Code (excerpt below).

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (17.8 square feet), the request is below the maximum square footage limitation for the floor area at this location.

Mr. Steve Besbeas, petitioner further explained the request noting the color palate and a slight alteration of the copy which would spell out “Chatterbox” as one word.

The AC had questions regarding any relief built into the sign, the panel signs, modifications to the sign posts and overall look of the sign. The AC noted a preference for a “softer” feel to the sign.

Mr. Besbeas indicated there would be relief carved (sand blasted) into the face of the sign thereby highlighting features of the sign. Approximately 6 or 7 interchangeable panel signs would be utilized to announce special events such as the patio being open for outdoor dining, events such as music and the festivals. The posts were not going to be modified and any modification would need to be acceptable to “Beans & Leaves” which also utilizes the sign posts. He indicated he was amenable to the suggestions of the AC and would consider modifications to the proposed sign which would “soften” the look of the sign.

A motion was made by Commissioner Tapas, seconded by Commissioner Styer to accept the concept of the sign and continue the vote to the December 16th meeting to allow the petitioner time to consider suggested modification to the sign as follows;

- Consider a solid black trim around the border of sign
- Consider scalloping the corners of the sign or other treatments to soften the look of the sign.
- Consider a different font for the “of Long Grove” portion of the sign.
- Consider making the sign slightly smaller allow a gap between the sign & mounting posts.
- Provide mounting details for the sign.
- Consider modification to the color (beige suggested) and tops of the mounting posts.
- Consider having the proposed hanging sign mirror the modifications made to the ground sign for consistency in the proposed signage.

On a voice vote; all aye

PCZBA; - Next Regular Meeting; 1.7.14 CSCC; - Next Regular Meeting; 1.8.14

81"

30"

34"

60"

KAWA **S**

34"

24"

34"

48"

SUSHI & BAR

9"

120"

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Cliente: Kawa 3

Address: 4190 Illinois 83
Long Grove Il. 60047

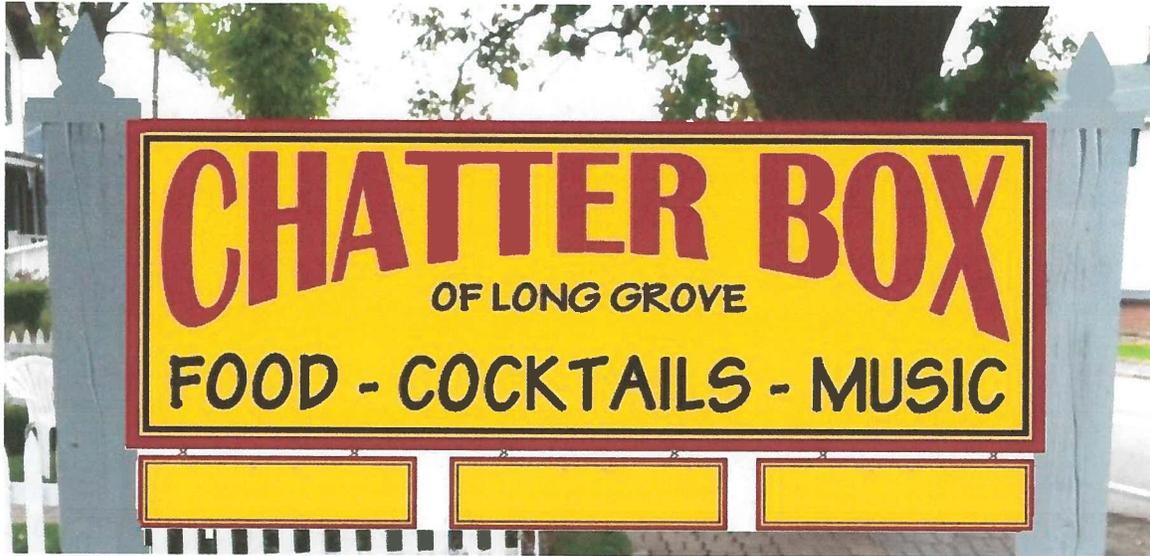


Cliente: Kawa 3

**Address: 4190 Illinois 83
Long Grove Il. 60047**

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Main Sign:

21"X 56.75" Double Sided Sandblasted HDU Sign

Copy and Colors as per sketch

Primary Lettering Color & Outer Border - Antique Maroon

Secondary Lettering Color & Inset Border - Black

Background Color - Harvest Wheat

Mini Hanging Panels:

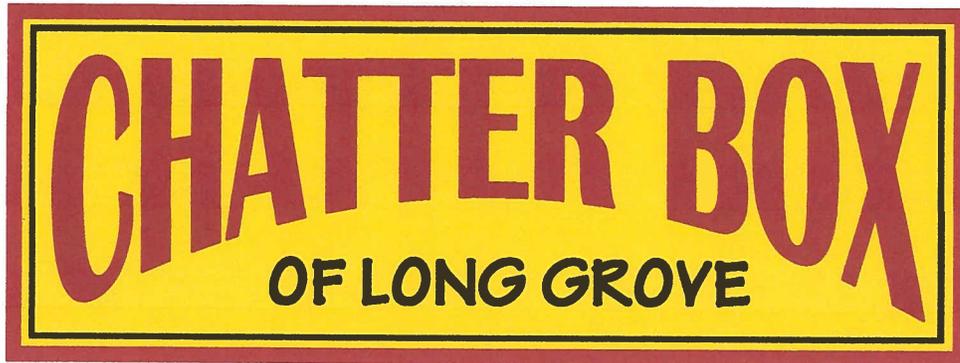
6"X17" Painted HDU Panels

Outer Border - Antique Maroon

Primary Lettering Color & Inset Border - Black

Background Color - Harvest Wheat

Copy on Panels TBD - Example: Upcoming Events; Closed for Private Party



Hanging Sign:

20"X 54" Double Sided Sandblasted HDU Sign

Copy and Colors as per sketch

Primary Lettering Color & Outer Border - Antique Maroon

Secondary Lettering Color & Inset Border - Black

Background Color - Harvest Wheat

CHATTER BOX
OF LONG GROVE
FOOD - COCKTAILS - MUSIC



Beans & Leaves
coffee • tea • live music



CHATTER BOX
OF LONG GROVE

