

**Village Planner Report**  
**Report Of The October 20, 2014 AC Meeting**



## MEMORANDUM

**TO:** Village President and Village Board  
**FROM:** James M. Hogue, Village Planner  
**DATE:** September 16, 2014  
**RE:** Board & Commissions Report for 9/22/14

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; 10.20.14 (3 Action Items)

**1) Consideration of elevations for a residence at 5184 Eastgate Lane (Lot 3; Eastgate Estates PUD) submitted by Fidelity Wes Builders.**

Planner Hogue stated per the final approval ordinance for the Eastgate Estates PUD granted in 2007, all elevations of any residence to be constructed in the development are to be reviewed by the AC. This structure is proposed on one of the last remaining lots within the development. Per staff review this structure appears in conformance with the Village Anti-Monotony regulations.

Elevations for the structure, including materials and a copy of a portion of the final plat which provides the location of the property in question within the subdivision were presented to the AC for consideration.

As proposed this structure would be a two story structure. The exterior of the structure would be composed of predominantly brick with stone accents and asphalt shingles. The structure would be predominantly tan in color.

After very little discussion a motion was made by Commissioner Styer, seconded by Commissioner Tapas to recommend approval of the elevations as submitted. On a voice vote; all aye.

**2) Consideration of a request for signage for "Galena Canning Company" 217 Robert Parker Coffin Road and within the B-1 Historic District, submitted by Mr. Ken Siwieck, New Midwest Capital.**

Planner Hogue noted the petitioner is requesting signage for the space at 217 Robert Parker Coffin Road. This space was formerly occupied by "Trio Boutique". This is part of the Mill Pond Development.

Based upon the items submitted the petitioner is requesting one single (1) wall sign, to be affixed to the front (Robert Parker Coffin Road) side of the building and would measure 5' x 4' ( 20 square feet Materials out of which the sign will be constructed are carved wood with raised lettering. The signage would be principally dark brown with gold lettering. No request for illumination was included with the signage application however existing illumination (up lighting) is in place and anticipated to be utilized by the petitioner for sign illumination.

Square footage of the commercial space for which the signage is being requested is approximately 1090 square feet. For retail spaces containing 1,001 to 3000 sq. ft. of floor area 20 square feet of signage may be allowed per the adopted Village Zoning Code (excerpt below). If the building and all signage are located at least 50' from the edge of the pavement 26 square feet of signage would be permissible.

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (20 square feet), the request is at the maximum square footage limitation for the floor area at this location and is approvable from the Village Code perspective.

The AC liked the look of the sign but noted a concern with the transition of the signage into the building and that the sign blends into the building and looks "pasted" on the wall of the structure. The AC suggested a border (possibly white in color) be placed between the edge of the sign and copy to better delineate the sign on the building.

The petitioner was amenable to the suggestion but noted that the sign was based upon the vendors' label which has no border. The sign design was chosen to reiterate the vendors "logo".

A motion was made by Commissioner Tapas, seconded by Commissioner Styer, to approve the sign as submitted with the condition that additional delineation/articulation be added around the border of the sign to better delineate the sign copy (per the "Downtown Design Guidelines") subject to final review and approval by staff. On a voice vote; all aye.

**3) Consideration of the final site plan, landscaping, lighting, signage and elevation plans as part of an application by Harbor Retirement Associates for an amendment to the previously approved Special Use Permit and Planned Unit Development known as the Fairfield Village Planned Unit Development and within the R-2 PUD District to provide for a senior living center with Memory Care and Assisted Living Facilities 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 previous approvals which took place in June of this year. With the exception of a few minor issues final plans as submitted are in "substantial compliance" with the previously approved preliminary plans.

He urged the AC needs to review the revised elevations per their initial comments and concerns as well consider deferring to the recommendations of the Village Arborist with regard to the landscape plan.

The petitioner had submitted additional signage (two signs; double faced) at the entrances of the development. These signs are proposed to be up-lit (specs not submitted). A ground (monument) sign of approximately 84 square feet is contemplated for the site. Location of this sign is on the corner of the berm facing Route 53 & 83 and will be illuminated (specs not submitted) with up-lighting being contemplated. The monument sign is very similar to monument sign for at Sunset Grove (Rt. 83 & Aptakisic). Signage would be composed of metal lettering mounted to a stone veneer face. Materials appear identical to the stone accents on the façade of the principal structure.

The site plan/plat as submitted by the petitioner has been carefully crafted to work within the constraints of the approved PUD. These constraints have been an impediment to redevelopment of this property. Of note the site plan is more or less consistent with the current configuration of the site and works within the plat constraints of the PUD as well. The temporary location of the cell tower should be consistent on the site plans and plat however.

The petitioners then gave a general overview of the project and specifically the final plans relating to the elevations, landscaping, lighting, signage and the overall plan and plat for the development.

They noted the property owner was negotiating with T-mobile regarding relocation of the cell tower in the bank building but the location as depicted on the final plans works best for them. It is also the most consistent with the preliminary approval.

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. This is consistent with the preliminary approval.

Petitioners indicated they had addressed the “monotony” concerns of the AC by adding dormer features to the east and west sides of the building. This additional feature breaks up the monotony of the structure without reinventing the structure (critical given the site constraints of the PUD) and keeps a symmetrical look to the building.

Petitioners also 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.

The AC was appreciative of the efforts of the petitioner but noted the monotony issues still remained particularly with regard to the single plane of the roof line. The suggested the following;

- Continuation of the dormer elements along the south elevation of the structure;
- Alteration of the roof lines to break up the single plane of the roof;
- A rendering be presented which illustrates the southeast elevation of the structure (view from 83 & 53).

A motion was made by Commissioner Closson, seconded by Commissioner Styer; to direct the petitioner to resubmit elevations for the proposed structure which continue the dormer elements proposed for the east elevation to the south elevation as well as better articulation of the roof lines of the structure to create a more residential look for the east, west and south elevations with a rendering of that portion of the building for further AC consideration. 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. Planner Hogue noted the final lighting plans were consistent with preliminary approval.

A motion was made by Commissioner Tapas, seconded by Commissioner Styer, to recommend approval of the proposed final lighting plan 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 although the native species content had not yet been determined. He also noted there were not many significant trees on-site which would require mitigation.

Berms in the scenic corridor would be kept but re-graded to be more undulating in shape. An asphalt pathway (6'-10') would meander through the berm. With the monument sign being located on the berm, specialized plantings would be required to ensure the visibility of the sign and screening of the illumination source. 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. Two additional detention areas (required by LCSMC) are proposed on the north edge for the site.

The AC had no questions regarding the landscape plan. A motion was made by Commissioner Styer, seconded by Commissioner Closson, to accept the landscape plan as submitted, subject to a final landscaping plans being reviewed and approved by the Village Arborist (w/signage, sign illumination, sign landscaping to be resubmitted for AC consideration). On a voice vote; all aye.

## **Signage;**

The petitioner presented final signage information noting that "gateway" status of the property into the community. A monument sign, similar to the Sunset Grove sign, is contemplated to be located on the berm on the southeast corner of the development along the southern edge of the scenic corridor. The monument sign as proposed is approximately 84 square feet in area. Up-lighting is proposed for the sign however specification on lighting and landscaping around the sign were not presented.

Signage would be composed of metal lettering mounted to a stone veneer face. Materials appear identical to the stone accents on the façade of the principal structure. No signage would be placed on the building.

Smaller secondary (directional) signs would be placed in two locations in the development. These would be located near the ingress/egress points of the development at Rt. 83 & Robert Parker Coffin Road. The directional signage (two signs; double faced) would be painted wood with raised lettering with a stone base. Materials appear identical to the stone accents on the façade of the principal structure. These signs are proposed to be up-lit (lighting/ landscaping specs not submitted).

A motion was made by Commissioner Tapas, seconded by Commissioner Styer, to accept the signage as presented subject to detailed plans for lighting (cut sheets) and landscaping of lighting being submitted for the monument sign and secondary (directional) signage for further AC review. On a voice vote; all aye.

## **Plan & Plat**

The petitioner presented the final site plan and plat. Staff noted alterations to the existing berms are proposed. These include including pathways (6'-10') and regarding of the berms.

Additionally, the existing cell tower is proposed of be located temporarily to the north and west of the principal structure. This is more or less consistent with the general temporary location for the tower as preliminarily proposed. Staff notes that this location is spelled out in the in the final engineering plans but not the final site plan. Staff suggests this location be consistent on both plans.

The AC found the plan and plat to be well thought out and substantially compliant with the preliminary plans for the development. The AC had noted the temporary cell tower location should be consisted on all site plans to avoid any confusion regarding the temporary location

Commissioner Closson made a motion, seconded by Commissioner Tapas, to accept the preliminary plan and plat as submitted including the temporary location of the cell tower to the north and west of the principal structure. On a voice vote; all aye.

**PCZBA; Next Regular Meeting 11.4.14 CSCC; - Next Regular Meeting; 11.5.14;**

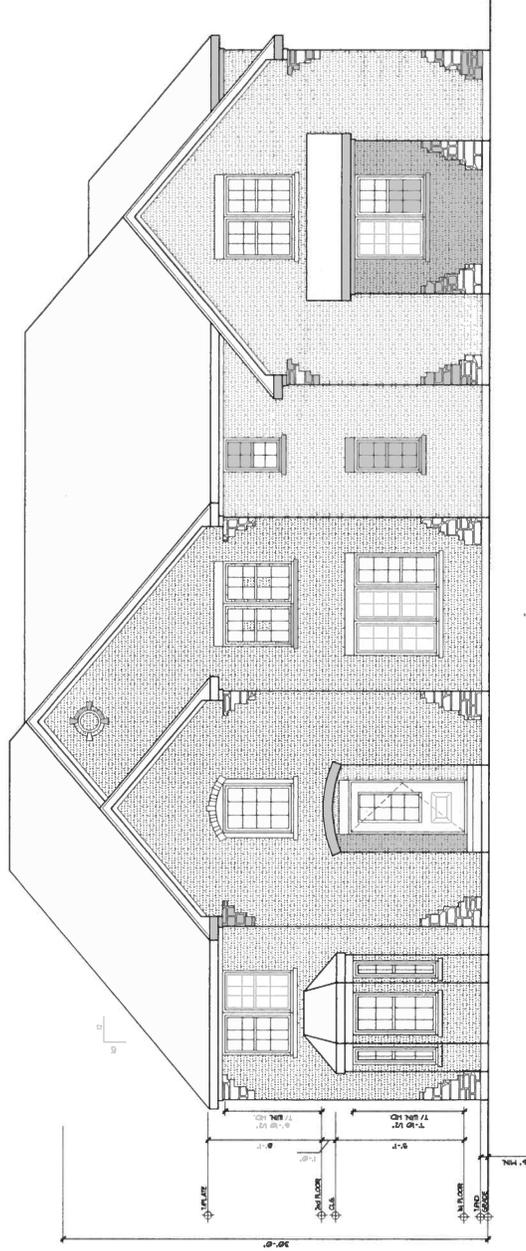
**Item #1A:**

**Report Of October 20, 2014 Architectural Commission Meeting:**  
*Elevations For New Residence, 5184 Eastgate Lane*

JOB NO.		DRAWN BY:		CHECKED BY:		APPROVED:	
PSENKA ARCHITECTS INC.		PSENKA ARCHITECTS INC.		PSENKA ARCHITECTS INC.		PSENKA ARCHITECTS INC.	
ADVERTISING - PLANNING - DESIGN - CONSTRUCTION SERVICES		ADVERTISING - PLANNING - DESIGN - CONSTRUCTION SERVICES		ADVERTISING - PLANNING - DESIGN - CONSTRUCTION SERVICES		ADVERTISING - PLANNING - DESIGN - CONSTRUCTION SERVICES	
140 WEST SIMMONS STREET, BARRINGTON 1, ILLINOIS 60010-3001		140 WEST SIMMONS STREET, BARRINGTON 1, ILLINOIS 60010-3001		140 WEST SIMMONS STREET, BARRINGTON 1, ILLINOIS 60010-3001		140 WEST SIMMONS STREET, BARRINGTON 1, ILLINOIS 60010-3001	
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FAX: 847.381.1101		FAX: 847.381.1101		FAX: 847.381.1101		FAX: 847.381.1101	
WWW.PSENKAARCHITECTS.COM		WWW.PSENKAARCHITECTS.COM		WWW.PSENKAARCHITECTS.COM		WWW.PSENKAARCHITECTS.COM	
COPYRIGHT © 2011 PSENKA ARCHITECTS		COPYRIGHT © 2011 PSENKA ARCHITECTS		COPYRIGHT © 2011 PSENKA ARCHITECTS		COPYRIGHT © 2011 PSENKA ARCHITECTS	
DATE: 01/11/11		DATE: 01/11/11		DATE: 01/11/11		DATE: 01/11/11	
REVISIONS:		REVISIONS:		REVISIONS:		REVISIONS:	
SCALE: 1/4" = 1'-0"		SCALE: 1/4" = 1'-0"		SCALE: 1/4" = 1'-0"		SCALE: 1/4" = 1'-0"	
SHEET NO.:		SHEET NO.:		SHEET NO.:		SHEET NO.:	
FIRST FLOOR PLAN		FIRST FLOOR PLAN		FIRST FLOOR PLAN		FIRST FLOOR PLAN	
THE KENNY RESIDENCE LOCATED ON		THE KENNY RESIDENCE LOCATED ON		THE KENNY RESIDENCE LOCATED ON		THE KENNY RESIDENCE LOCATED ON	
LOT 3 EASTGATE ESTATES		LOT 3 EASTGATE ESTATES		LOT 3 EASTGATE ESTATES		LOT 3 EASTGATE ESTATES	
ILLINOIS		ILLINOIS		ILLINOIS		ILLINOIS	
LONG GROVE,		LONG GROVE,		LONG GROVE,		LONG GROVE,	
ILLINOIS		ILLINOIS		ILLINOIS		ILLINOIS	

THE KENNY RESIDENCE LOCATED ON  
 LOT 3 EASTGATE ESTATES

LONG GROVE,  
 ILLINOIS

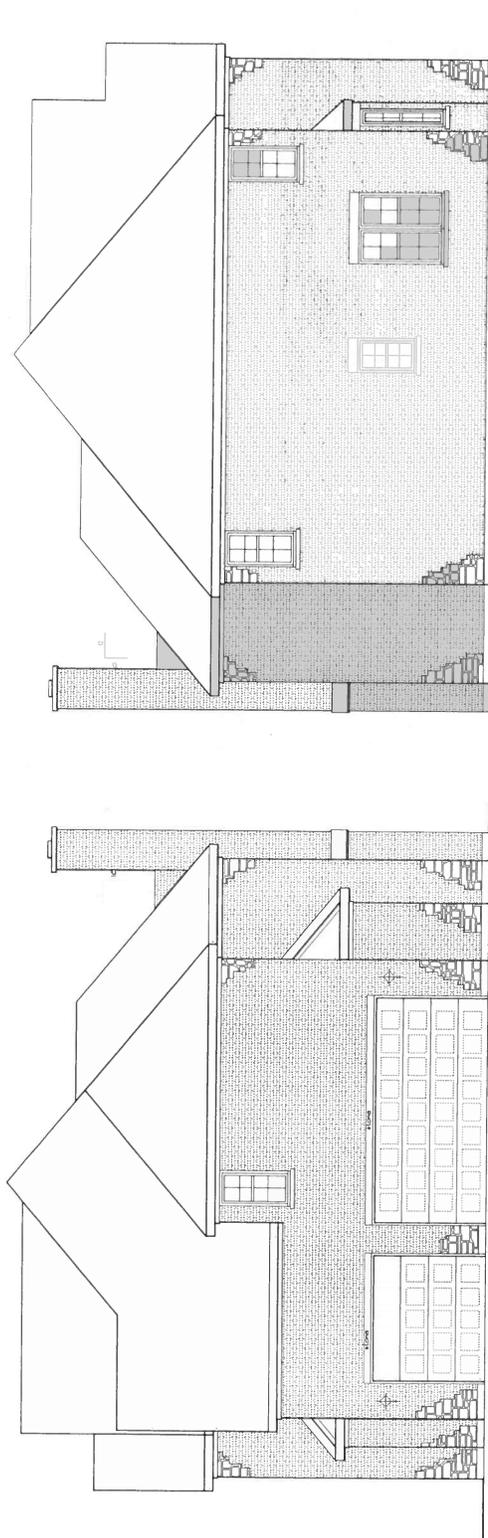


FRONT ELEVATION

1/4" = 1'-0"



THE KENNY RESIDENCE LOCATED ON  
 LOT 3 EASTGATE ESTATES  
 ILLINOIS  
 LONG GROVE,



**LEFT SIDE ELEVATION**  
 1/4" = 1'-0"

**RIGHT SIDE ELEVATION**  
 1/4" = 1'-0"

JOB NO.		FIRST FLOOR PLAN	
APPROVED	DATE	THE KENNY RESIDENCE LOCATED ON LOT 3 EASTGATE ESTATES ILLINOIS	
CHECKED BY	DATE		
DESIGN BY	DATE		
PSENKA ARCHITECTS INC.		1400 W. FULLER STREET, SUITE 100 CHICAGO, ILLINOIS 60607 TEL: 312.467.1000 FAX: 312.467.1001 WWW.PSENKA.COM	
COPYRIGHT		DATE DATED	
DATE		REVISIONS	
BY		DATE	

**Item #1B:**

**Report Of October 20, 2014 Architectural Commission Meeting:**  
*Signage For Galena Canning Company, 217 RPC Road*

on

9:59 AM

ra Roll

175 of 175

# GALIBENA



# CANNING COMPANY

5'-0" Edit

**Item #1C:**

**Report Of October 20, 2014 Architectural Commission Meeting:**  
*Final Site Plan, Signage, Landscaping, Etc. For*  
*Harbor Retirement Associates*





SYMBOL	LAMP TYPE	VOLTS	LAMP QUANTITY	MOUNTING HEIGHT	DESCRIPTION & MOUNTING	MANUFACTURER & MODEL / OF APPROVED EQUIV.	NOTES
●	A3	L 208	2	250W	18" 21" 60W MOUNTED, 18" POLE HEIGHT, LED, DOUBLE FIXTURE	KIM 28-CC-21-A-128-46-208	
●	A3	L 208	1	250W	18" 21" 60W MOUNTED, 18" POLE HEIGHT, LED, SINGLE FIXTURE	KIM 18-CC-21-A-128-46-208	
●	A3	L 208	1	250W	18" 21" 60W MOUNTED, 18" POLE HEIGHT, LED, SINGLE FIXTURE	KIM 18-CC-21-A-128-46-208	
●	A3	L 208	1	85W	17" 60W MOUNTED, 12" POLE HEIGHT, LED, SINGLE REFLECTOR	KIM 1A-CC-17-A-2-128-60-85-208	
○	F	1	1	1	1	CUSTOM REFLECTOR APPROVED BY AIAA-MOOD-AL	

DESCRIPTION	SYMBOL	AVG	MIN	MAX	MAX/MIN	AVG/MIN
Parking	+	1.0%	0.0%	0.0%	0.0%	0.0%
Property Line East	+	0.1%	1.4%	0.0%	N/A	N/A
Property Line North	+	1.1%	3.3%	0.0%	N/A	N/A
Property Line South	+	0.1%	1.9%	0.0%	N/A	N/A
Property Line West	+	0.0%	0.0%	0.0%	N/A	N/A
Site Overall	+	0.0%	0.0%	0.0%	N/A	N/A

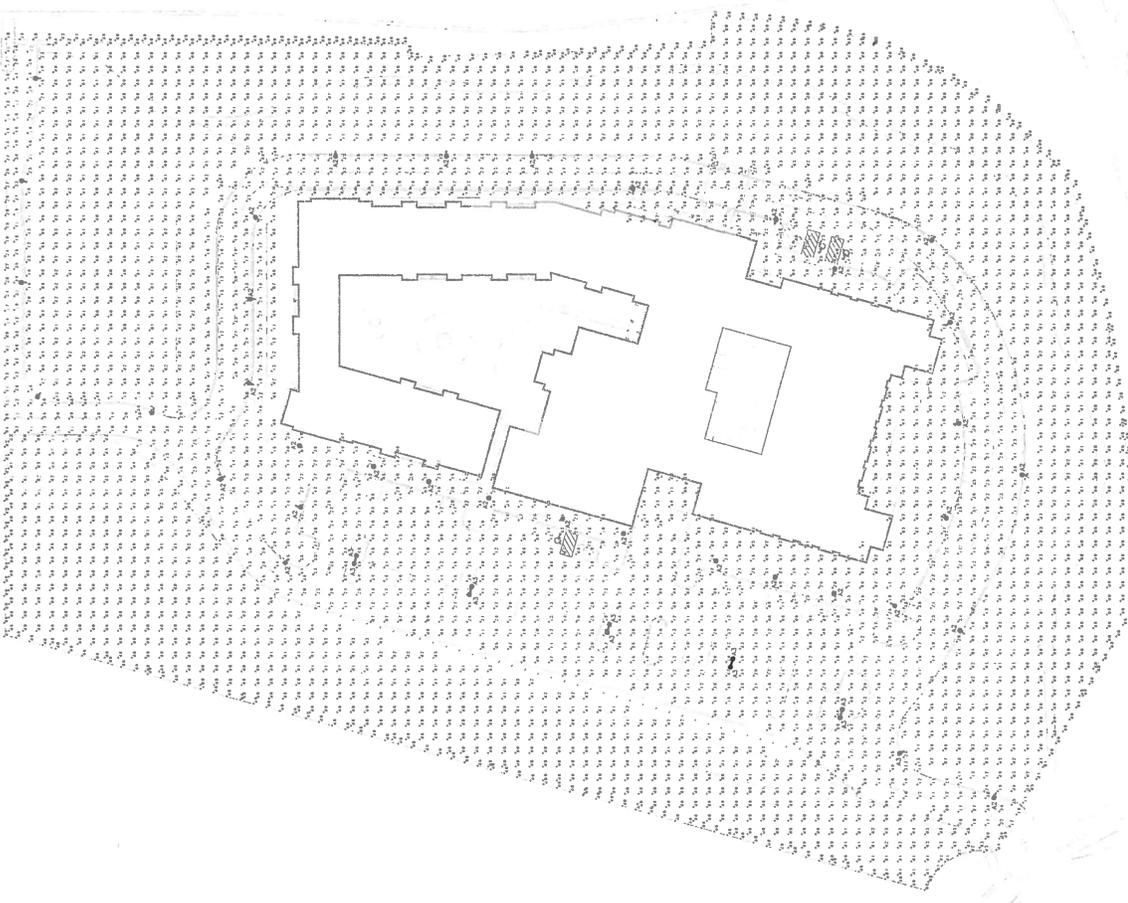
NO.	DATE	DESCRIPTION
15.12.2014		REUSE FOR FINAL P&ID SUBMISSION
04.03.2014		REUSE FOR ZONING BOARD APPROVAL

**HarborChase**  
 of Long Grove  
 Senior Living Community

Long Grove, Illinois  
 © 2014 Solomon Cordwell Buenz

**SITE ELECTRICAL PLAN - PHOTOMETRICS**

Drawn By: CML  
 Checked By: [Signature]  
 Project Number: 2013039  
 Sheet Number: A1.02



1 ELECTRICAL PLAN - PHOTOMETRICS  
 SCALE: 1/8"=1'-0"  
 ELECTRICAL

**SCB Solomon Cordwell Buenz**  
 www.scb.com  
 Chicago 312.896.1100  
 San Francisco 415.216.2460  
 Architecture Planning Interior Design

NO.	DATE	DESCRIPTION
16.03.2014	ISSUE FOR FINAL PAID SUBMISSION	
08.03.2014	ISSUE FOR DRAINAGE BOARD APPROVAL	

HarborChase<sup>®</sup>  
 of Long Grove  
 Senior Living Community

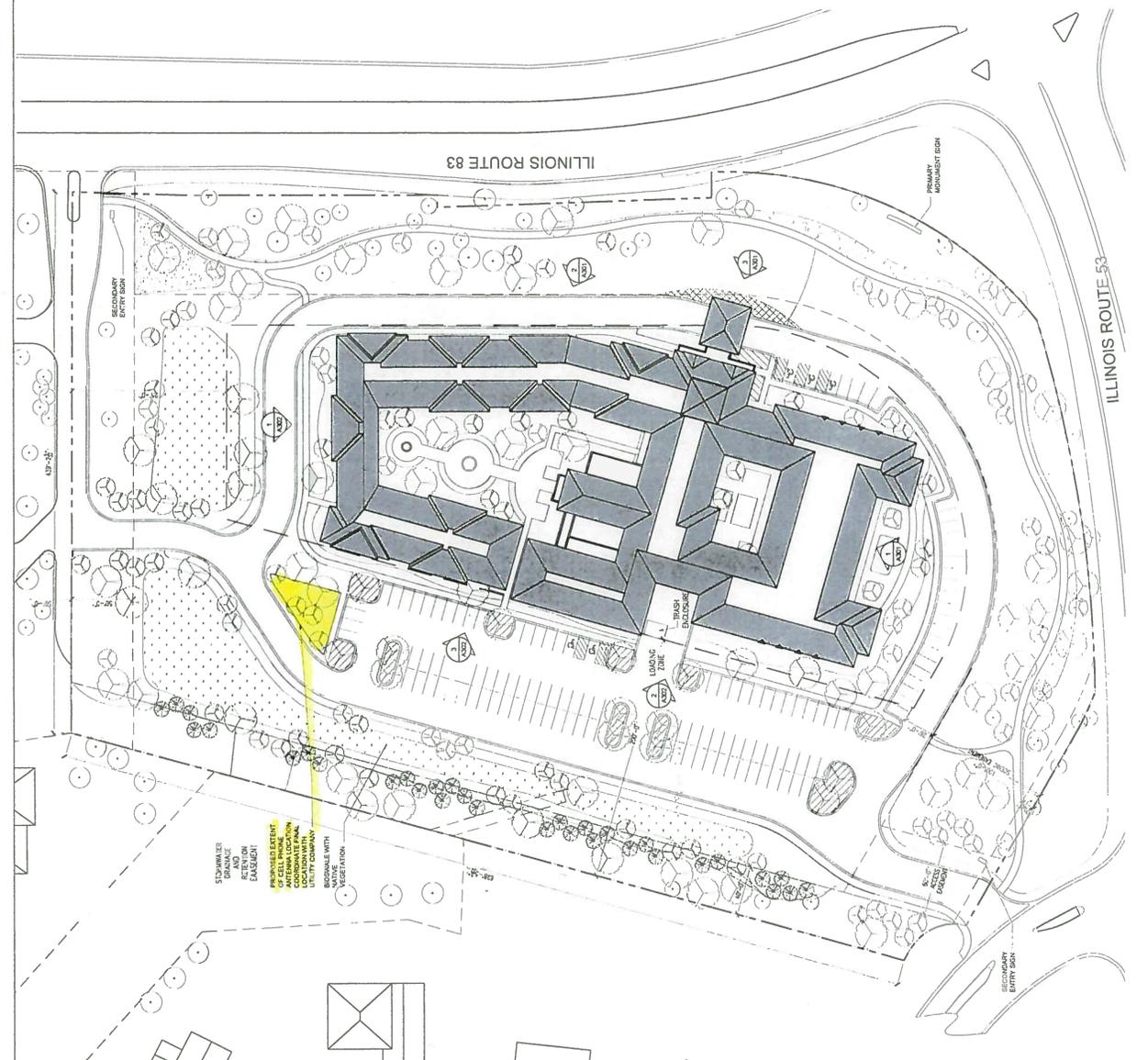
Long Grove, Illinois  
 © 2014 SolomonCordwellBuenz

**SITE PLAN**

Drawn By:  
 Checked By: PMP/PPA (edit this)  
 Project Number: 2013039

Sheet Number:  
**A1.01**

- EXISTING TREE TO REMAIN
- NEW EVERGREEN TREE
- NEW NATIVE ORNAMENTAL TREE
- NEW NATIVE SHADE TREE
- BIOPALE NATIVE VEGETATION



STORMWATER DRAINAGE SYSTEM ON EXISTING EMBANKMENT  
 PROPOSED EXTENT OF NEW NATIVE VEGETATION AND NATIVE ORNAMENTAL TREE PLANTINGS TO BE COORDINATED WITH LOCAL UTILITY COMPANY  
 BIOPALE WITH VEGETATION

**1 SITE PLAN**  
 SCALE 1"=42'



October 16, 2014

Mr. Jim Hogue  
Village Planner  
Village of Long Grove  
3110 RFD  
Long Grove, IL 60047-9653

RE: Harbor Chase  
Preliminary Site Landscape Plan Review

Dear Jim,

I've reviewed the Preliminary Site Landscape Plan by Daniel Weinbach & Partners, Ltd., last revision date of 10-10-14, for the proposed Harbor Chase development at Illinois Routes 53 and 83. The following are my observations and recommendations.

1. The plan is very preliminary as it does not contain species, quantities or seed mixes.
2. The plans do not show any tree preservation for the existing trees, including tree protection/silt fencing. The engineering plans will need to be reviewed to determine if trees shown as being preserved can actually be preserved. During initial site reviews, there were a few protected trees on this property that would require mitigation if they are damaged or removed. These trees are not identified on this plan.

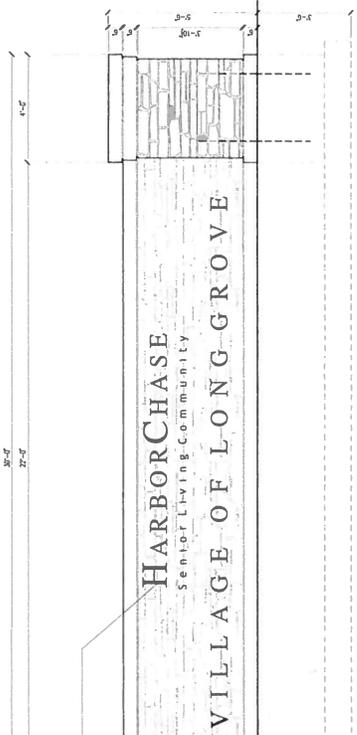
I don't see anything on this preliminary landscape plan that is completely out of line, but I would need to review a more detailed landscape plan showing species and quantities and an engineering plan before I can make any more recommendations.

Please call me if you have any questions.

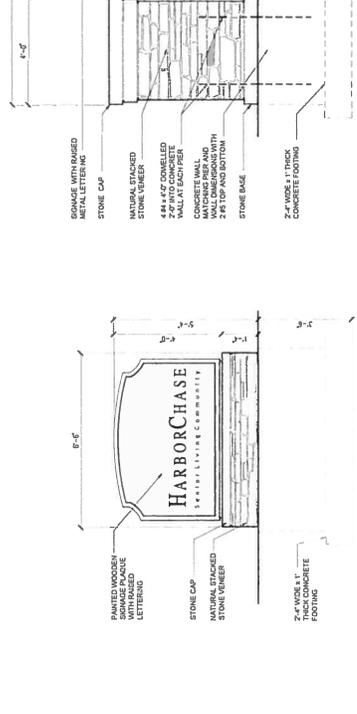
Sincerely,  
URBAN FOREST MANAGEMENT, INC.

Todd R. Sinn  
Senior Forester

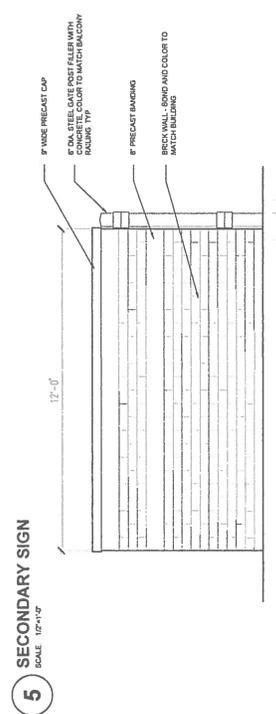




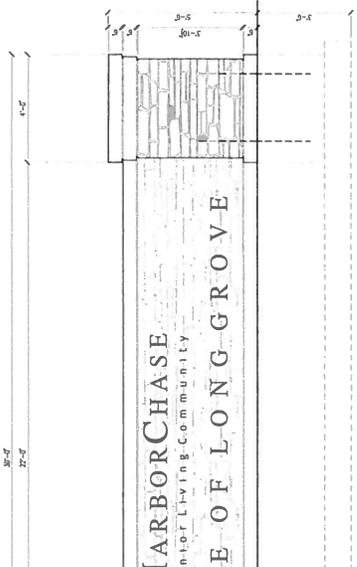
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SCALE: 1/2"=1'-0"



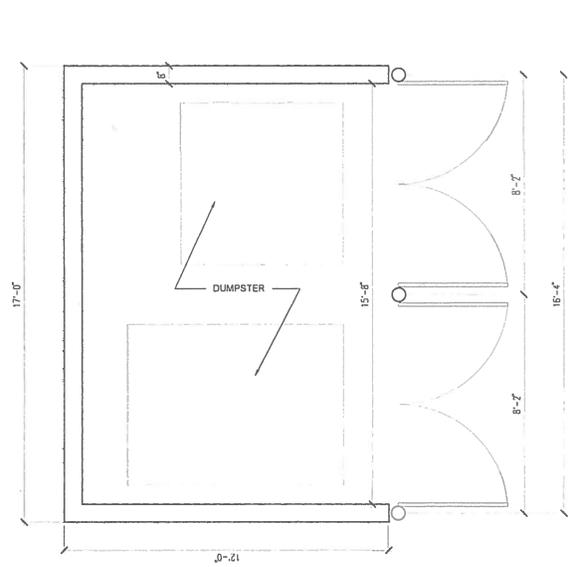
5 SECONDARY SIGN  
SCALE: 1/2"=1'-0"



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



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



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

NO.	DATE	DESCRIPTION
10.12.2014	ISSUE FOR FINAL PWD DIMENSION	
04.02.2014	ISSUE FOR FINANCIAL BOARD APPROVAL	

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of Long Grove  
Senior Living Community

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SITE DETAILS  
SIGNAGE & TRASH  
ENCLOSURE

Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Project Number: **A1.03**  
2013039