

Item #16:
Village Planner Hogue
Report Of AC & PCZBA Meetings



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: September 3, 2015
RE: Board & Commissions Report for 9/8/15

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 – Re-Scheduled Regular Meeting; 8.26.15 (3 Action Items)

1) Consideration of elevations for a residence at 1148 Steepleview Drive (Lot 5; Steepleview Estates PUD) submitted by KCD Construction.

Planner Hogue reviewed the request indicating that per the final approval ordinance for the Steeple View Estates PUD granted in 2008, all elevations of any residence to be constructed in the development are to be reviewed by the AC. He noted elevations for the proposed residence and a materials list had been submitted for AC review.

As proposed the structure will two stories with a brick, stone and stucco façade with asphalt shingles. Elevations for the structure, including a materials list is included with this report. Material samples were provided by the petitioner at the meeting. As proposed the structure is complaint with the Village anti-monotony code.

This is the second residence to be built within the development. The existing residence is south of and adjacent to the property in question.

The AC discussed the request centering on windows, building materials, and in particular the contrast between the existing and proposed structures. Ultimately the AC concluded that the proposed structure was complementary to but different from the existing residence in the development. The AC also found the proposed structure to be complaint with the Village Anti-Monotony Code.

A motion was made by Commissioner Mikolajczak, seconded by Commissioner Sylvester to recommend approval of the building elevations, as submitted by ALA Architects and dated 8.12.15, and materials (per the list submitted to the AC), for the residence at 1148 Steepleview Drive and within the Steeple View Estates Subdivision. On a voice vote, all aye.

2) Consideration of a request for signage for “J. Scott Salon”, 229 Robert Parker Coffin Road within the B-1 Historic District, submitted by Roman Signs.

Planner Hogue explained the request indicating as submitted the petitioner proposes two (2) signs one (1) hanging sign measuring 28” x 9” (1.75 sq. ft.) which will be double faced. A second wall sign (single faced) measuring 15”x 42” (4.3 sq. ft.) is also proposed. Square footage of the commercial space for which the sign is being requested is approximately 680 square feet. For retail spaces containing 501 to 1,000 sq. ft. of floor area 12 square feet of signage may be allowed per the Village Zoning Code.

Based upon the total square footage of signage proposed (6 square feet +/-), the requested signage is within the square footage limits 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 as allocated by floor area.

The hanging sign would be mounted (w/ “S” hooks & chain) to scroll bracket designed to duplicate the existing brackets on the front (west side) of the building. The hanging sign as proposed is to be made of “MDO” (a paintable surface made of plywood with a weather-resistant resin overlay bonded to the wood by heat and pressure). Lettering is proposed to be painted in brown as well as the sign border with a cream background and brown accents incorporated as part of the sign. The wall sign will be sandblasted wood with painted copy to match the hanging sign. No illumination is proposed with either sign. As proposed the signage is approvable per the Village Code.

The AC discussed the proposed signage including sandblasting the hanging sign to match the wall, the mounting of the wall sign to the structure (back mounting preferred) and raised text of the wall sign. The petitioner indicated that there were maintenance issues with a sandblasted hanging sign but he was amenable to having both sign match with raised lettering (as will be the case with the wall sign). The petitioner was unsure of the mounting technique for the wall sign but concurred with the “back mounting” so as not to mar the face of the sign and create a neater appearance.

A motion was made by Commissioner Tapas, seconded by Commissioner Mikolajczak, to recommend approval of the signage as submitted with the condition that the sign mounting specifications be submitted to staff identifying a “back-mounting system” as opposed to a “bolt-through-sign) mounting system. On a voice vote; all aye.

3) Consideration of a request for signage for “Property Tax Consultants Inc” 114 Old McHenry Road within the B-1 Historic District, submitted by Sign-a-rama of Buffalo Grove.

Planner Hogue reported that as submitted the petitioner proposes one (1) hanging sign (double sided) measuring 24” x 38” (6.3 sq. ft.). Square footage of the commercial space for which the sign is being requested is approximately 1,100 square feet. For retail spaces containing 1,001 to 3,000 sq. ft. of floor area 20 square feet of signage may be allowed per the Village Zoning Code.

Based upon the total square footage of signage proposed (6.3 square feet +/-), the requested signage is within the square footage limits for the floor area at this location. The signage is approvable per the village sign code.

The hanging sign would be mounted (w/ “S” hooks) to the existing scroll bracket of the front (west side) of the building. The sign as proposed is to be “Omega Board” (Omega Sign Board features a hardwood core composed of a premium, exterior furniture-grade plywood with smooth, tight, sanded veneers for optimum surface beauty and UV inhibitors to reduce fading) and a trim cap with scalloped edges.

Lettering is proposed to be painted in burgundy with a brown (mock wood grain) background and copper accents. No illumination is proposed with the sign request.

Mr. Frank Mete, petitioner noted due to the location of his business, which is hard to find, signage is required. He explained the request noting the materials, dimensions and location of the proposed signage. The copy would be a digital print out fastened to the sign face and not painted.

After discussion the AC noted a concern with the proposed “mock” wood grain background of the sign and the appearance of that type of (digital) background. The AC suggested a solid light colored background (e.g. cream or white) to improve the appearance of the sign well as maximize the contrast of the sign elements for better visibility.

The petitioner was amenable to this modification to the proposed signage.

A motion was made by Commissioner Mikolajczak, seconded by Commissioner Sylvester, to recommend approval of the signage as submitted with the condition that the sign background be modified from the “mock” wood grain to a solid light colored background. On a voice vote; all aye.

PCZBA – 9.1.15 (1 Action Item)

1) PUBLIC HEARING – Consideration of amendments to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations, including without limitation modifications to allow certain temporary uses within the “HR” Highway Retail District and other applicable regulations within the Village of Long Grove, Illinois.

Chairman Phillips read the request into the record and swore in the witnesses to give testimony.

Planner Hogue then reviewed his staff report noting concerns about certain temporary uses as proposed by the petitioner. He noted uses closer to what existed on the “Geimer Property” were likely the least intrusive and impactful. He then noted concerns about outdoor storage of equipment and materials which had been problematic on the Geimer site in the past. Temporary uses which are largely indoors would likely be the least intrusive and objectionable from the Village perspective. He also indicated the PCZBA should consider the length of time (3 yrs) proposed for temporary uses by the petitioner.

While this application is targeted at the Geimer property, he cautioned that this would be a text amendment applicable to any presently zoned “HR” properties and any properties which may be zoned “HR” Highway Retail in the future. The PCZBA should also keep this in mind in reviewing the request. Any potential uses the PCZBA found as appropriate (outside of those indicated by the petitioner) would also be appropriate for discussion.

Mr. Kurt Wandrey, Principal, Environment Planning & Design, spoke on behalf of the petitioner. He stated the petitioner will be the future owner of the property not just the contract purchaser. He noted that the petitioner was aware of and respectful toward the Comprehensive Plan Update being undertaken by the Village. He noted pursuit of permanent use for the “Geimer” property would not occur until such time as the planning process was completed.

He then reviewed his correspondence to Village Staff dated September 1st concerning potential temporary uses for the “Geimer” property which would be of interest to the property owner.

Dr. Jay Levine, future property owner, indicated he has some ideas for the property and sees potential for commercial development at this location. As a permanent use for the property cannot be considered due to the plan update process he needs a revenue source to maintain and pay taxes on the property between the present time and when a permanent use is established for the property. He explained his goal is to stabilize the property by having a tenant on-site to deter the “attractive nuisance” factor which the property currently has. He would like to get a quick tenant into the building w/o having to invest substantial revenue into the property at this time. Then a permanent use for the property would be determined once the planning process by the Village is complete.

After discussion the PCZBA has concerns with outdoor uses, particularly vehicle storage, from both an aesthetic and environmental perspective. They understood the position of the future property owners and were generally in favor of temporary uses located inside the existing structures on the property which did not require substantial vehicle storage or the storage of quantities of gasoline or oil on the property.

The petitioner concurred with this thought noting he did not want a use with that much environmental exposure on site. He is looking for a quick “soft” use of the property which can be established quickly after closing and generate some short term revenue for the site.

A motion was made by Commissioner Kazmer, seconded by Commissioner Cohn to recommend staff draft a text amendment for consideration by the Village Board to allow temporary uses in the HR Highway Retail District as identified in the September 1st letter (attached) to Village Staff minus bullet points 5 & 7 with limitations on the storage of heavy equipment on the property as well as storage of quantities of gasoline and oil on site. On a voice vote; all aye.

**PCZBA; Next Regular Meeting 10.6.15 CSCC; - Next Regular Meeting; 9.23.15
AC; 9.21.15**

42"

15"



15"X42" Single Sided Wood Sandblasted Sign

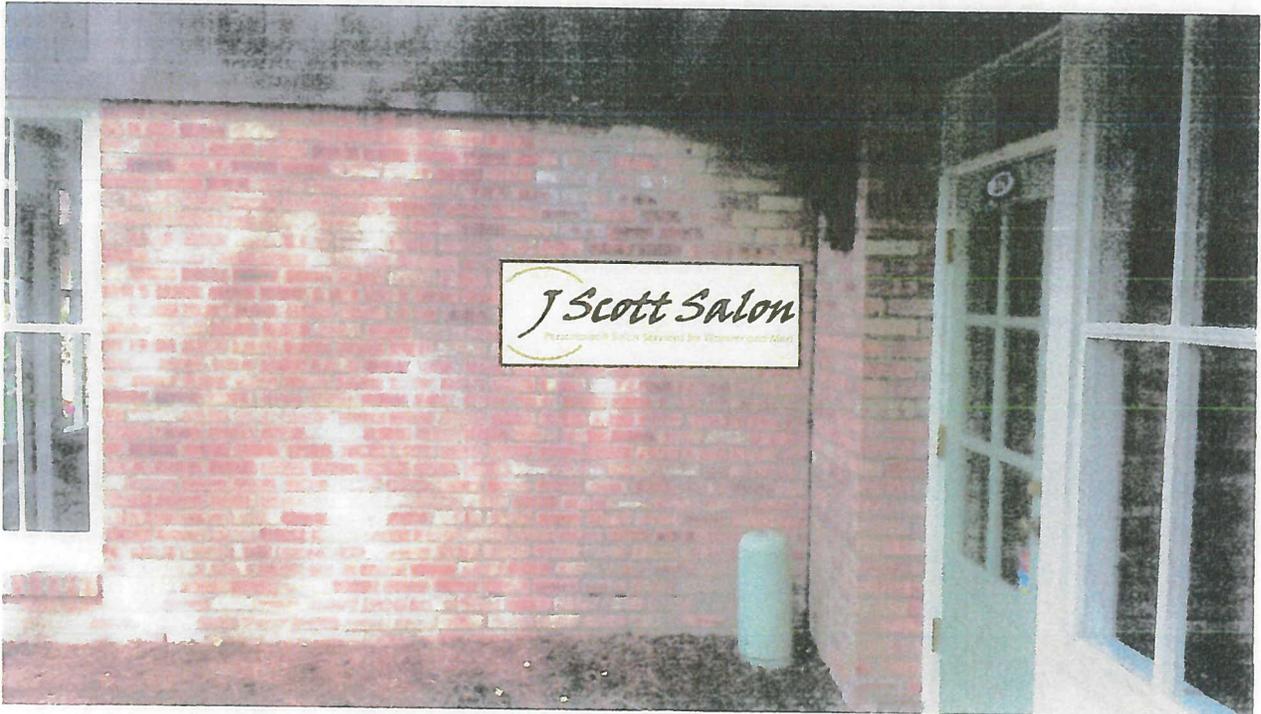
Dark Brown Border and Name

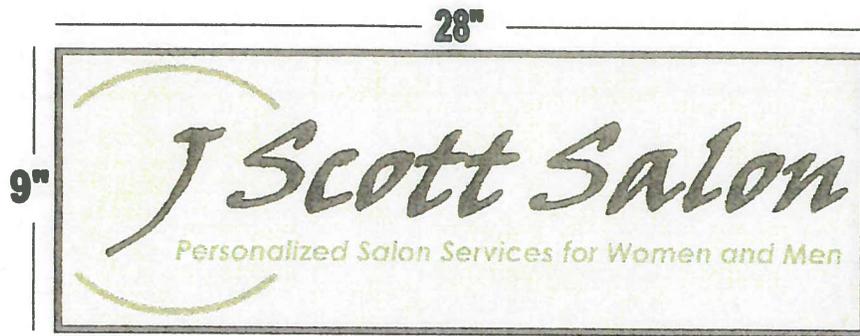
Olive Green Arcs and Secondary Copy

Light Cream Background

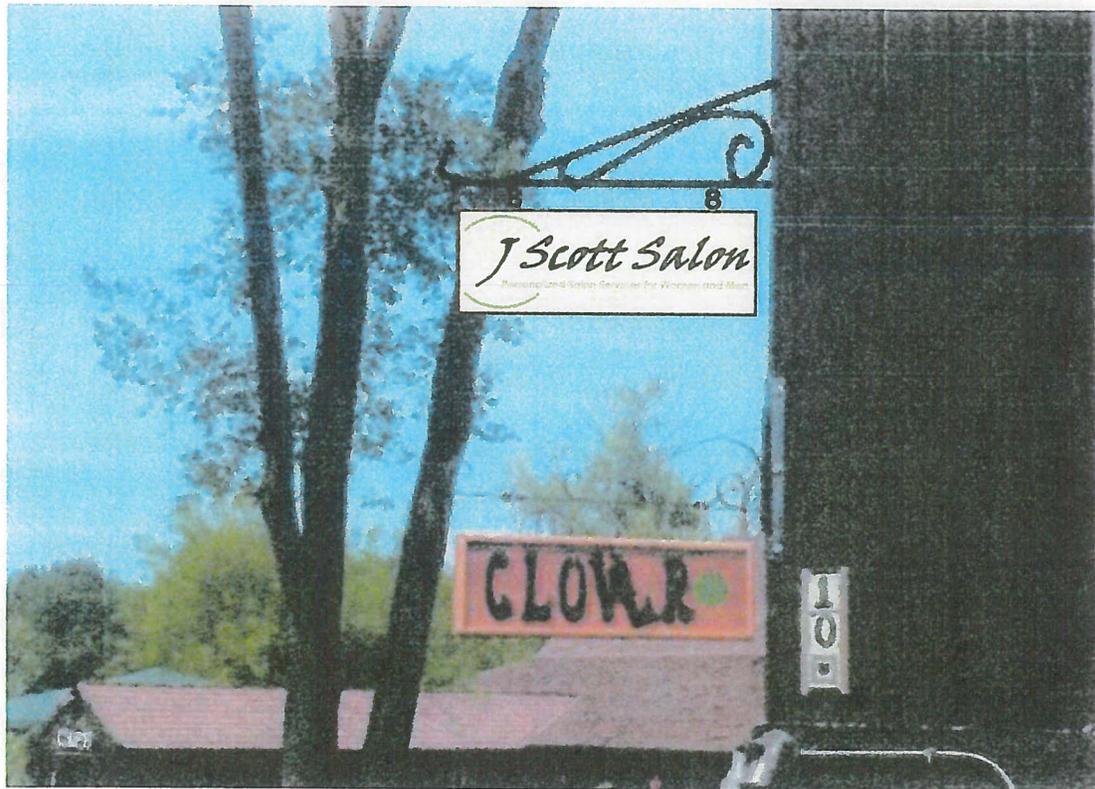
Border, Arcs and All copy raised

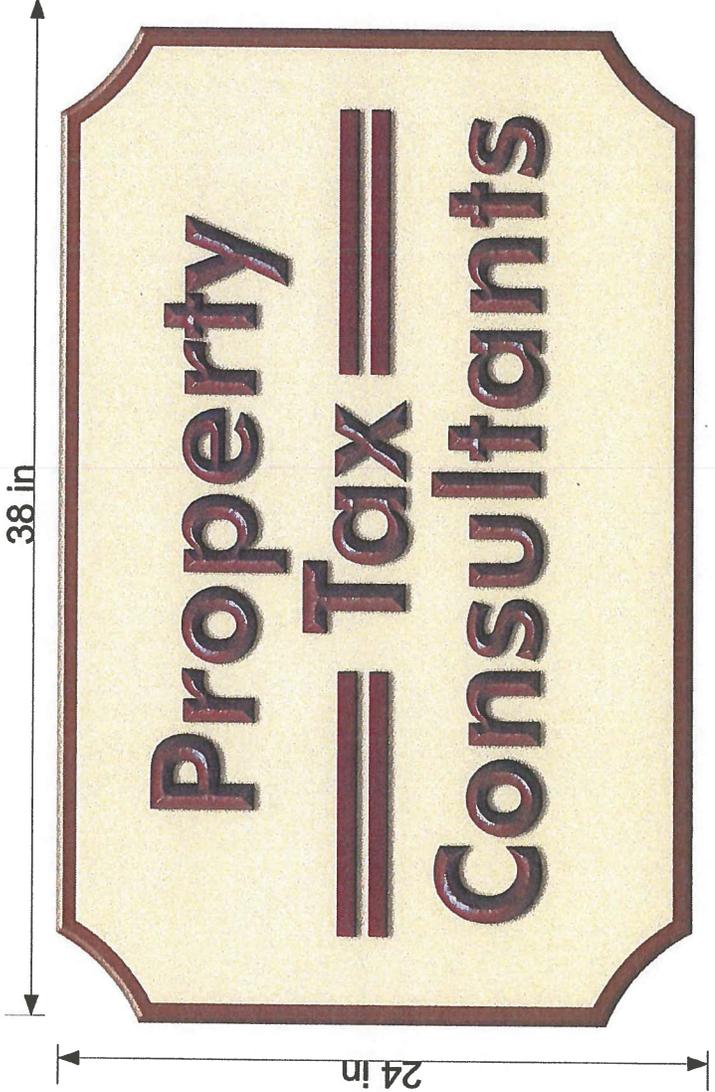
Sign to be attached to brick wall





9"X28" Double Sided MDO Sign
Dark Brown Border and Name
Olive Green Arcs and Secondary Copy
Light Cream Background
Sign to be hung from Decorative Metal Black Bracket

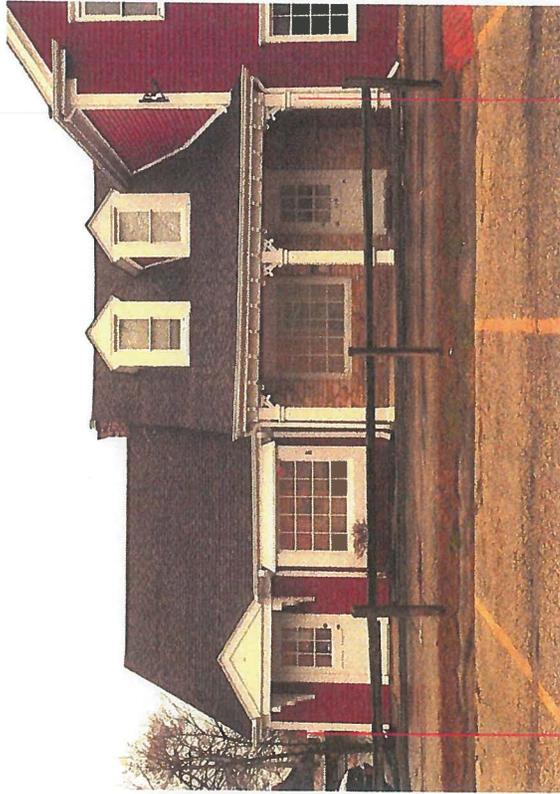




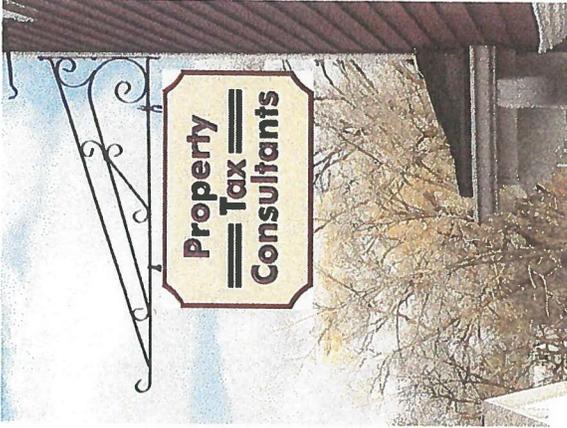
Colors

- Face Full Color Print Tan
- Copper
- Brown
- Burgundy

Property Tax Consultants, Inc. 114 Old McHenry Rd. Long Grove, IL 60047	APPROVED BY:
SCALE: NTS	
DATE: August 17, 2015	
DRAWING #: 01549A	
352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574	



36' Frontage



Double Sided 24" x 38" 1/2" thick Omega board,
installed to existing scroll bracket with "S" hooks.

Colors

Face Full Color Print Marbled

Copper

Brown

Burgundy

Property Tax Consultants, Inc.
114 Old McHenry Rd, Long Grove, IL 60047

APPROVED BY:

SCALE:

NTS

DATE:

August 17, 2015

DRAWING #:

01549B



The way to grow your business.

352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089

PHONE: 847-215-1535

FAX: 847-215-1574

James Hogue, Director of Planning
Village of Long Grove
Box 3110 R.F.D.
Long Grove, IL 60047

September 1st 2015

Subject: Establishment of a text amendment to the HR zoning district providing for “temporary uses” for the Geimer Property located at 2727 Route 53.

Dear Mr. Hogue,

In response to your August 3rd comments related to the list of proposed temporary uses that we submitted for your consideration, we have modified the request as noted below to reflect the current anticipated uses. We would like this letter to be used as an outline for our discussion at tonight’s PCZBA meeting. Thanks for your input, hopefully we have addressed your concerns and we look forward to finalizing the format of the text amendment this evening.

Proposed uses:

- Seasonal retail sale of Landscape nursery plants, flowers and landscape equipment.
- Self-storage or warehousing facility (all material to be contained totally within the existing structure).
- Contractor office and/or material storage in relation to the general contractors primary operations
- ~~IDOT equipment yard for the seasonal storage of snowplows and road repair equipment and supplies.~~
- Entertainment – Batting Cages and Go-Carts contained within the existing structures.
- Equipment rental, storage and leasing located within existing structures.
- ~~Motor vehicle towing services, contained with in the existing structures.~~
- Seasonal retail sales stores such as Halloween decorations or Christmas decorations and trees.

We understand that all of the above uses would need to be reviewed by the Village, the Fire Protection District, and a specific permit issued with appropriate restrictions and performance standards identified.

Let us know if you need further documentation at this time.

Kurt Wandrey
Environmental Planning & Design