

**Item #19:**  
**Village Planner Hogue**



## MEMORANDUM

TO: Village President and Village Board  
FROM: James M. Hogue, Village Planner  
DATE: August 16, 2011  
RE: Board & Commissions Report for 8/23/11

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; 8.15.11 – 4 Action Items**

#### **1. Consideration of a request for replacement street lights for the Oak Hills Unit 1 Subdivision Submitted by HOA President Joe Sazma on behalf of the HOA.**

The request is being made on behalf of the Oak Hills HOA to allow replacement of the existing subdivision street light fixtures. The existing incandescent street lighting system is 25 years old and being proposed for replacement. This is a "1 for 1" replacement of the existing fixtures for a total of 5. An insert for street signs will also be on the fixture.

The street lighting is proposed to be an LED light source, "warm white" in color. The fixture is proposed to be "texture black" in color and will replace existing fixtures at existing locations within the subdivision. The fixtures, including base, pole & bollard will be approximately 10' tall and will be in the "Mainstreet 5" series in terms of style. The source wattage of light will be 50 watts and should result in an energy savings of 68% over the current fixtures and are dark sky compliant.

A motion was made by Commissioner Tapas, seconded by Commissioner Calas to recommend approval of the request as submitted. On a voice vote; all aye.

#### **2. Consideration of a request for signage for "Celine Custom Jewelers" on property commonly known as 201 Robert Parker Coffin Road and within the B-1 Historic District submitted by "Fastsigns" on behalf of Wanda Wilson.**

The property in question is located on the northeast corner of Robert Parker Coffin Road and Old McHenry Road and is next to the "Long Grove Soap & Candle" and the business formerly known as "Harpers Attic". The space was formerly occupied by "The Olive Tap".

Based upon the items submitted the petitioner is requesting one (1) wall sign (single faced) measuring 24" x 120" (20 square feet) to be mounted directly to the structure. In total 20 square feet of signage is proposed. Materials out of which the signs will be constructed are metal with

applied vinyl lettering. The signage would be brown and yellow with regard to the color scheme. Signage will be non-illuminated.

Square footage of the commercial space for which the signage is being requested is approximately 1100 square feet. For retail spaces containing 1001 to 3000 sq. ft. of floor area 20 square feet of signage may be allowed per the Village Zoning Code.

The AC was in favor of this sign as submitted.

A motion was made by Commissioner Brockman, seconded by Commissioner Plunkett, to accept the signage as submitted.

**3. Consideration of a request for signage for “The Cedar Grill” on property commonly known as 330 Old McHenry Road and within the B-1 Historic District submitted by American Sign Factory on behalf of Kenneth Siwieck .**

The property in question is located on Old McHenry Road and is behind “Beans & Leaves” and abuts the Stemple Parking lot. The space was formerly considered as “For Pete’s Sake”.

Based upon the items submitted the petitioner is requesting two (2) hanging signs (double faced) measuring 60” x 48” (20 square feet) and another 42” x 30” (8.75 square feet) to be mounted directly to the structure over the east & west entrances utilizing a 53” decorative steel mounting bracket. In total 28.75 square feet of signage is proposed. Materials out of which the signs will be constructed are routed 2” thick HDU (High Density Urethane). The signage will be gold, red and green on a satin black background with regard to the color scheme. Signage will be illuminated utilizing 4 LED light sources (2 per sign) to illuminate each sign face. Canister type fixtures are proposed to be mounted to the building for illumination.

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (28.75 square feet), the request is below the maximum square footage limitation (30 sq. ft.) for the floor area at this location.

The request as proposed is not permissible as two hanging signs would be erected on the structure. Petitioner may have one ground sign, one nameplate sign and one wall sign or one canopy (hanging) sign.

After discussion, it was agreed that the hanging sign on the west side of the structure would be converted to a ground sign utilizing up-lighting to illuminate the sign and may be made larger, if necessary, but not to exceed the maximum square footage limitation at this location. The AC noted the overall attractiveness of the signage as proposed.

A motion was made by Commissioner Tapas, seconded by Commissioner Plunkett, to approve the signage as submitted with regard to color and materials and with the following conditions;

- The western hanging sign be converted to a ground sign
- The ground sign may be made larger than the proposed hanging sign but shall not exceed the maximum permitted square footage for signage at this location.
- Illumination shall be permitted utilizing a “warm white” LED light source and fixtures as proposed.
- Final specification shall be subject to the review and approval of Village Staff.

On a voice vote; all aye.

**4. Consideration of a request for additional changeable copy signage within the Sunset Grove Development, 4190 Route 83 and within the HR-1 Zoning District classification submitted by Sunset Foods.**

This item was continued to the September 19<sup>th</sup> regular meeting at the petitioner's request.

**PCZBA; 8.2.11 Regular Meeting; 4 Action Items**

- 1. Consideration of a request for final plat approval** for the subdivision of property to be known as the "Trails End Estates Subdivision" within the R-2 Residential District and/or any additional relief necessary and/or appropriate under the village code to allow subdivision of property on property commonly known as 1889 Checker Road submitted by Orrin Pickell Designers & Builders.

Planner Hogue reported that staff had received a letter of withdrawal for the aforementioned petition. Petitioner was unable to satisfy the requirements of the preliminary approval and is requesting withdrawal of the previously approved plans. This action serves to void & nullify the previous approvals and re-submittal of a new preliminary plat is required for this request to move forward. NO further action by the PCZBA is required at this time.

- 2. PUBLIC HEARING;** Consideration of a request for amendment of an existing Special Use Permit and/or additional relief necessary and/or appropriate under the zoning code to allow co-location of wireless communications antenna on an existing monopole tower on property located at 5105 Arlington Heights Road and zoned under the R-2 District classification submitted by Mr. Mike Bieniek on behalf of AT&T Corporation. **Continued to the 9.6.11 Meeting to allow the petitioner time to submit additional information.**
- 3. PUBLIC HEARING;** Consideration of a request for a Special Use Permit for the continued operation & maintenance and/or additional relief necessary and/or appropriate under the zoning code to allow co-location of wireless communications antenna and related facilities on an existing monopole tower on property located at 4211 Old McHenry Road and zoned under the R-1 District classification submitted by Mr. Mike Bieniek on behalf of AT&T Corporation. **Continued to the 9.6.11 Meeting to allow the petitioner time to submit additional information.**
- 4. PUBLIC HEARING;** Consideration of a request for amendment of an existing Special Use Permit and/or additional relief necessary and/or appropriate under the zoning code to allow co-location of wireless communications antenna on an existing monopole tower on property located at 9109 Oakwood Road (a.k.a Gridley Ball fields) and zoned under the OS-P District classification submitted by Mr. Mike Bieniek on behalf of AT&T Corporation. **Continued to 9.6.11 Meeting allow the petitioner time to submit additional information.**

**Zoning Ordinance Amendment – Keeping of Fowl**

The PCZBA set the date of September 20<sup>th</sup> for a public hearing to consider this item.

**CSCC; 8.3.11 – Meeting Cancelled**