

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
REGULAR MEETING
February 9, 2015
7:00 P.M.**

Call to Order: Chairman Lynn Michaelson-Cohn, called the regular meeting of the Long Grove Architectural Commission (AC) to order at 7:03 p.m. with the following members present;

Members Present: Chairman Lynn Michaelson-Cohn, George Tapas, Eric Styer, Eric Closson and Jeanne Sylvester

Also Present: Village Planner James Hogue, Walt Lovelady, LGFPD and members of the public.

Members Absent: None

1) Approval of the December 15, 2014 Draft Special Meeting Minutes.

Typographical errors were noted in the draft minutes. A motion was made by Commissioner Sylvester, seconded by Commissioner Tapas to accept the draft minutes as corrected. On a voice vote; all aye.

2) Consideration of a request for signage for “Fidelity Wes Builders,” 203 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Mike Demar.

Planner Hogue indicated the property in question is located on the northeast corner of Robert Parker Coffin Road and Old McHenry Road and is next to the former “Long Grove Soap & Candle”. The petitioner will occupy the spaces at both 201 & 203 which will be combined into one business space. This site formerly occupied the business formerly known as “Harpers Attic” (203 R.P.C.) and “Celine Custom Jewelers”, (201 R.P. C.).

Based upon the items submitted the petitioner is requesting one (1) wall sign (single faced) measuring 8’ x 2.5’ (20 square feet) to be mounted directly to the structure and one (1) hanging sign mounted on the corner of the structure. Dimensions of the hanging sign were not provided. Materials out of which the signs will be constructed were not provided. The signage would be blue and white with regard to the color scheme. Signage appears to be non-illuminated or will utilize existing illumination. No request for illumination was included in the application for signage.

He further indicated the request as proposed is permissible with regard to the types and location of proposed signage. The square footage of the wall sign as proposed is permissible and the maximum amount of signage permissible at this location per the Village Code. The **hanging sign is not permissible** and may not be allowed unless the area of the proposed wall sign is reduced or a variation of the sign regulations is successfully obtained.

The AC had questions regarding the sign materials and how the petitioner wished to deal with the signage as proposed and the square footage issue and how the sign would be mounted to

the building. The AC noted the petitioner was not present to address these issues and this item was continued to the March 16th AC meeting.

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester; to continue this item to the March 16th regular meeting and to have the petitioner address the following concerns;

- 1) Materials out of which the wall sign will be constructed;
- 2) Detail on how the wall sign will be mounted to the building;
- 3) Resolution of the types of signs and maximum square footages allowable including the size, materials, colors, copy, sign placement on the structure and details on the fixtures/brackets used to affix the hanging sign to the building.
- 4) All requested materials must be submitted by Friday, March 6th @ 5:00 PM to be included for the March 16th meeting date.

On a voice vote; all aye.

3) Consideration of a request for additional signage for “Clayoven Tandoor” (formerly Urban Tandoor), 3970 Route 22 (Building 8) within the Long Grove Commons B-2 PUD District, submitted by Sign-A-Rama.

Planner Hogue explained the property in question is located at 3970 Route 22 and is one of two buildings located on the west end of Long Grove Commons Development. The structure was previously occupied by “Eggsperience”, “Rhapsody Café” and more recently the “Urban Tandoor” restaurant.

In December of 2014 the property owner requested a change in copy for the existing signage on the building which was necessitated by a change in ownership of the restaurant. With the exception of the name change this request was identical to the previously approved “Urban Tandoor” signage request.

As submitted the petitioner proposes an additional channel letter wall sign measuring 10’ x 2.5’ (25 Sq. Ft.) on the south elevation (Rt.22 side) of the structure. This signage would be LED illuminated in a manner similar to others recently approved in the development. Signage as previously approved in December is not proposed to change.

Signage for the commercial space for which the sign is being requested was determined as part of the overall PUD approval process for Long Grove Commons. Building 8 was allocated signage as follows:

- North Elevation – No signage approved
- South Elevation - 1 sign; 6 square feet
- East Elevation - 2 signs; 6 & 18 square feet respectively
- West Elevation - 2 signs; 6 & 18 square feet respectively

In considering the request the AC was concerned with visibility of the sign and the request for the increased square footage. The AC was sympathetic to the site impediments associated with this building but also respectful of the signage allocation as approved per the PUD.

The AC suggested the proposed signage be reduced to 18 square feet noting 3 six square foot signs were allocated to the south end of building 8 but never put in place. The AC was amenable to the consolidation of this unused signage on the south side of the building thereby not increasing the overall signage allocated to Building 8.

The AC suggested the words “Indian Bar & Grill” be deleted from the proposed sign and a white background is included to address the visibility issue. The petitioner was amenable to these changes.

A motion was made by Commissioner Tapas, seconded by Commissioner Styer to recommend approval of illuminated signage as proposed subject to the following conditions;

- Total signage for the structure shall not exceed the maximum square footage as allowed per the PUD approval;
- Proposed signage shall be reduced to 18 square feet;
- Sign color shall be examined and the inclusion of back plate (white suggested) be installed on the sign;
- Existing signage as previously approved shall not be altered;
- Revisions shall be subject to final review and approval by staff.

On a voice vote; all aye

4) Consideration of modifications to the approved elevations for Building 1 in the Long Grove Commons PUD for the for the “Primrose School” submitted by Mr. John Finnemore

Planner Hogue reported that at the December meeting the AC initially discussed this proposal. At that meeting the AC noted concerns with the proposed structure and offered the following suggestions or remedy those concerns;

- Elements of the “Long Grove Style” should be better incorporated into the structure;
- More contrast should be added to the color scheme of the building;
- Elevations should incorporate more of the architectural details found in the existing structures in Long Grove Commons;
- A fencing detail should be provided;
- A final landscaping plan should be provided;
- Revisions to be presented to the AC at the February 9th meeting (11” x 17” format).

To that end the petitioner submitted revised elevations for consideration by the AC, a fencing detail, a final landscape plan and playground equipment details for AC consideration.

Mr. John Finnemore, petitioners representative explained the revisions noting the rather drastic changes to the building (in relation to the previous submittal) indicating projections had been added to the front, brackets added to the entryway, changes to the exterior finish colors including hardiboard (“primrose”) colors. Modifications tot eh brick & stone base were also included. Shingles will match the existing shingles on all structures in the development (GAF 50 year shingle). He noted that the building layout was conducive to needs of the school and that these constraints were a limiting factor in modifications to the building.

He then presented fence detail as requested by the AC noting that the proposed fences will be very similar to the existing fences. A gap requirement of 3.5 inches is required for child protection on-site.

The AC had further concerns with “monolithic” and institutional look of the structure. They noted that alteration of the roof lines may be the most vital and efficient way to deal with these concerns and break up the scale of the building. The AC considered the request in three parts.

A motion was made by Commissioner Styer, seconded by Commissioner Closson, to have the petitioner resubmit additional elevations for consideration at the March meeting which addresses the following;

- Provide further articulation of the structure to reduce the scale of the structure to provide more of a residential look;
- Articulate trim board around the structure;
- Project dormers down the north and south side of the building (to break-up window lines)

On a voice vote; all aye.

The AC then discussed the fencing as proposed noting it was substantially identical to the exiting fencing.

A motion was made by Commissioner Closson, seconded by Commissioner Tapas to accept the fencing as proposed by the petitioner. On a voice vote; all aye.

The AC then discussed the landscape plan (including play structures) and lighting proposed for the structure.

A motion was made by Commissioner Styer, seconded by Commissioner Closson, recommend approval of the landscape plan as submitted (including play structures) subject to the following conditions;

- Proposed landscaping be reviewed and approved by the Village Arborist;
- Revised elevations identify building lighting including fixture details and photometrics (if possible);

On a voice vote; all aye

OTHER BUSINESS: Introduction of new AC Member;

Chairman Michaelson- Cohn introduced Ms. Laura Mikolajczak to the AC. Ms. Mikolajczak is anticipated to be appointed to the AC at the February 10, 2015 Village Board Meeting.

Adjournment: Commissioner Closson made a motion to adjourn, seconded by Commissioner Tapas. On a voice vote; all aye. Meeting adjourned at 8:22 p.m.

Respectfully Submitted,

James M. Hogue

Village Planner