

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
REGULAR MEETING
May 16, 2016
7:00 P.M.**

Appointment of Chairman *pro tem*. Commissioner Sylvester nominated Commissioner Tapas as Chairman pro tem for purposes of this Architectural Commission meeting; seconded by Commissioner Mikolajczak. On a voice vote, all ayes; no nays.

Call to Order: Chairman Pro-Tem Tapas called the regular meeting of the Long Grove Architectural Commission (AC) to order at 7:02 p.m. with the following members present;

Members Present: Jeanne Sylvester, Moanna Mower and Chuck Nora, George Tapas and Laura Mikolajczak.

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

Members Absent: Lynn Michaelson-Cohn; Chairman, Eric Styer

VISITORS BUSINESS: Chairman Pro-tem Tapas asked if there was anyone from the audience who wished to address the Commission on a non-agenda item. Hearing none the meeting proceeded on to the next agenda item.

1) Approval of the March 21, 2016 Draft Meeting Minutes.

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

2) Consideration of a request for signage for “Arboria of Long Grove” (formerly Verizon Wireless) within the Sunset Grove PUD, submitted by William Randolph Construction on behalf of Arboria of Long Grove .

Chairman Pro-tem Tapas read the request into the record.

Planner Hogue then summarized his report as follows; the property in question is located at 4188 Route 83 and is located south of and adjacent to the Sunset Food Building in the Sunset Grove Development. The “Arboria of Long Grove”, formerly known as Long Grove Senior Care, is constructing their facility on Route 53 near Long Grove Road. They are leasing the space in Sunset Grove on a short term basis (6 months or so) to allow for pre-leasing of space within the facility. Once construction has gotten to a certain point the “information center” will be moved on-site. In short, this signage is proposed on a quasi-temporary basis.

He noted signage regulation was modified (from the Village Code) per the final PUD approval ordinance (Ord. 2008-O-27). The “Arboria” signage is proposed for the south end of the building opposite of the “Zengeler Cleaners”.

Per the building plans submitted for approval the "Designated Zone for Placement of Signage and Graphics" (as it relates to this tenant space) is as follows;

South Elevation – 1 sign;
Placement Zone Dimensions 12.25’ x 4’= 49 sq. ft. x .70 = 34.3 sq. foot of signage

West Elevation - 1 sign;
Placement Zone Dimensions 12.25’ x 4’= 49 sq. ft. x .70 = 34.3 sq. foot of signage

The Petitioner is proposing two wall signs on the south and west facades of “Building E” in the locations approved as the “Designated Zone for Placement of Signage and Graphics”. This is consistent with the final PUD approvals.

The size of the proposed signage is as follows;

	<u>Proposed Sq. Footage</u>	<u>Sq. Footage Allowed per PUD Approval</u>
North Elevation:	8’x 4’ (32 sq. ft)	34.3 Sq. ft.
West Elevation:	8’ x 4’ (32 sq. ft.)	34.3 Sq. ft.

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

The petitioner indicated the lease on the property would expire in January of 2017. The signage consisting of painted 4’ x 8’ wooden sign panels would be secured to the face building using anchors and screws. If additional illumination is to be used on the sign “gooseneck” lighting fixtures to match the existing fixtures would be utilized.

The AC noted the quasi-temporary nature of the proposed signage in their discussion. A motion was made by Commissioner Tapas, seconded by Commissioner Nora, to recommend approval of the signage as submitted subject to the following conditions;

- Signage shall be removed from the building within 30 days of the expiration of the lease;
- Two Signs (8’x 4’) each shall be placed in the “Designated Zone for Placement of Signage and Graphics" in conformance with the “proofs” submitted to the AC on 5.16.16.
- Any additional lighting fixtures shall match the existing “gooseneck” lighting on the structure; if alternative fixtures are contemplated they shall be brought back to the AC for additional review and approval.

On a voice vote; all aye.

3) Consideration of a request for approval for a replacement monument sign for the “Long Grove Car Care Center” on property known as 7151 Rt. 83 , Submitted by Signs 3 Inc. on behalf of Mr. Patrick Stavros.

Chairman Pro-tem Tapas read the request into the record.

Planner Hogue explained the property in question is located approximately at the southwest corner of Route 83 and Route 45. The property is zoned under the “B-2” Suburban Business District regulations. Petitioner seeks to replace the existing monument sign which was damaged by high winds several weeks ago.

The property was the subject of litigation in 1986 and a court order established use of the property as an automotive service & shopping center as well as parameters for signage, including the monument sign, on the property. In short, signage for this development deviates from the “B-2” signage regulations found in the Village Zoning Code and are established by the this court order.

The existing monument sign, which was internally illuminated, appears to have been constructed in a manner consistent with this court order. Other than replacement panels for changing tenants the sign has remained in this configuration until damaged by wind.

The petitioner is proposing a single double faced monument sign to be placed in the same location as the previously installed monument sign. Overall this sign will measure 14’ x 7.5’ for a total of 105 square feet. Seven (7) tenant panels measuring 72” x 18” inches for a total of 9 square feet for each tenant panel. The sign will measure 2’ feet in depth.

As proposed the sign will be mounted on two 6” steel posts encased in a concrete footing 4’ below grade. The sign will measure 14’ in height from the grade surrounding the footings and mounting posts. The existing landscape boulders will remain around the base of the sign.

The sign will be constructed of steel frame with a 1/8” painted (gray 80% black) aluminum exterior. The address & “Long Grove Car Care Center” copy will routed into the aluminum and backed with a 3/16” white “lexan” (polycarbonate) insert. Tenant panels will be of the same polycarbonate material with graphics/copy to be determined on a tenant by tenant basis. Tenant panels will be outlined with a gray 90% black border.

The tenant panels will be internally illuminated utilizing an LED “Quik Stik” illumination source and be connected to the existing power supply to the sign area. The address & “Long Grove Car Care Center” copy appear non-illuminated.

Staff finds the signage as proposed to be consistent with the parameters established in the court order for this type of signage at this location.

The petitioner explained that the exiting sign was blown down due to high winds. The steel posts which supported the sign had deteriorated to the point where the sign failed. All illumination of the sign will be interior and utilize an LED light source.

After discussion the AC concurred the signage as proposed was consistent with the court order and were favorable to the more modern look of the proposed sign noting the existing sign looked dated.

A motion was made by Commissioner Mower, seconded by Commissioner Sylvester, to recommend approval of the replacement monument sign for the “Long Grove Car Care Center” on property known as 7151 Rt. 83 , Submitted by Signs 3 as submitted. On a voice vote; all aye.

4) Consideration of a request for replacement signage for Village Hall and the Archer School/Ruth Barn, 3110 Old McHenry Road, submitted by Roman Signs on behalf of the Village of Long Grove.

Planner Hogue explained the Village proposes two signs to replace the existing signs which have become dilapidated and unsightly over time. Both would be hanging signs mounted from the existing sign post (which will be sandblasted and re-painted black) on Old McHenry Road just north of the driveway entrance to the school and Village Hall. The existing Village Hall sign and Archer School /Ruth Barn sign measure 57” x 50” and 18” x 36” respectively for a total of approximately 24.25 sq. ft. of signage. The existing sign post is non-conforming in terms of setback and location within the vision triangle.

As proposed both signs will be double faced. The Village Hall replacement sign will measure 48” x 48” (16 sq. ft.) and the Archer School /Ruth Barn sign will measure 30.75” x 48” (10.25 sq. ft.) the total square footage of signage proposed (26.25 square feet) ***including the borders.*** Signs will be made of sandblasted cedar with the borders and primary copy raised. The signage will be comprised of brown borders with an antique white background and green lettering, logos and arrow. Both signs will retain the same appearance. Signage will be non-illuminated at this time.

Total floor area for the Village Building is approximately 3,025 sq. ft. As proposed 26.75 gross square feet of signage is proposed. The requested signage is within the square footage limits for the floor area at this location. The hanging signs will be mounted with chains connected with a closed hook to threaded steel eye bolts integrated into the sign frame to the existing sign post.

Presently the Village Hall sign measures 57” long and is approximately 80” (6.5 feet) from grade adjacent to the sign. As proposed the replacement sign would measure 48” long and would hang approximately 89” from grade (7.4 feet +/-) thereby lessening any sight distance issues at the intersection. Furthermore the smaller Archer School /Ruth Barn sign will be placed on the outside of the sign post and measure approximately 106” from grade (8.8 feet). This is done to also minimize impacts to sight lines at the intersection. This is particularly important for the school bus traffic entering and exiting the property. In short, signs have been configured and are proposed to be placed to minimize sight line issues and should be an improvement over the existing signage.

The AC discussed the signage as proposed noting the placement of the sign post and potential sight line issues. The AC concluded there was no other suitable location for the signs (and post) given the configuration of property in the area.

Conceptually the AC was favorable to the signage as proposed. A motion was made by Commissioner Tapas; seconded by Commissioner Sylvester to recommend approval of the signage with the following recommendations;

- Change the border from brown (i.e. all the brown) to black - (copy to remain green);
- Have the fonts on both signs match; use the “village hall” font on the school/barn sign;
- Expand the “antique white” background on both signs and reduce the thickness of the border around the copy;
- Embolden the “Village Hall” copy and arrow on that sign;
- Reduce the size of the font on the School/Barn sign and add “Historic” to the top of the copy.

On a voice vote; all aye

OTHER BUSINESS:

1) Update - Proposed amendments to the Village of Long Grove Comprehensive Plan.

Planner Hogue reported that in early April the Community Assessment Report was completed and is available on –line. This is a lengthy and comprehensive document which was nicely done in his opinion. He encouraged the Commission to review this document on-line. Additionally, the public workshop held on April 11th was well attended. It is estimated approximately 125 people were in attendance which was double the amount of participation anticipated prior to the event. He presented the summary of that session to the AC.

Planner Hogue also presented the Draft Recommendations for the Sub-Area plans as a result of the workshop (and other data gathered to date) to the AC. He noted these would be considered by the Steering Committee and then posted to the webpage for review and comment before being presented in draft form as part of the full plan update document. These are draft documents and subject to further change as part of the planning process and Steering Committee review.

The AC noted discrepancies between the draft documents and discussion at the workshop session. Planner Hogue noted that the workshop session represented an additional layer of data in the planning process and was combined with other data and the expertise of the consultants to formulate the draft recommendations. He encouraged the AC members to utilize the web site to voice any comments or concerns with the draft sub-area plans as well as stay informed of the progress of the planning effort.

2) Towner Green Sign –

Commissioner Mower noted that the “Towner Green” sign remains partly illegible and in general disrepair. She asked who has responsibility for that sign and how could it be upgraded. Staff will follow-up with the AC on this matter.

Adjournment: Commissioner Sylvester made a motion to adjourn, seconded by Commissioner Nora. On a voice vote; all aye. Meeting adjourned at 8:10 p.m.

Respectfully Submitted,
James M. Hogue
 Village Planner