

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
RESCHEDULED REGULAR MEETING**

June 22, 2015

7:00 P.M.

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

Members Present: Lynn Michaelson-Cohn, Jeanne Sylvester, George Tapas and Laura Mikolajczak.

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

Members Absent: Eric Styer

1) Approval of the April 28, 2015 Draft Meeting Minutes.

Typographical errors were noted in the draft minutes. A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester 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 noted the AC had been reviewing this request over the last several meetings. The square footage of the wall sign as proposed is permissible with regard to type of sign, location and the maximum amount of signage permissible at this location per the Village Code. A hanging sign of up to 6 square feet could also be considered at this location. Details on the hanging sign were lacking. The AC noted a critical concern with the height to the bottom of the hanging sign from grade.

Staff suggested two alternatives;

- Recommend approval (conditional or otherwise) subject to staff review and approval.
- Request additional information (e.g. size, materials, colors, copy, sign placement on the structure and details on the fixtures/brackets used to affix the hanging sign to the building) and continue this portion of the request to a future meeting.

After discussion the AC noted the wall sign as revised fits better with the façade of the building and the overall feel of downtown but had concerns with the lack of information surrounding the hanging sign. The AC made the following motions on this request;

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester to recommend approval of the wall sign as submitted subject to staff review and approval of the mounting of the sign to the building. On a voice vote; all aye.

A second motion was made by Commissioner Tapas, seconded by Commissioner Sylvester to recommend approval of the hanging sign as submitted subject to the following conditions;

- The gross size of the hanging sign shall not exceed six (6) sq. ft. (2'x 3') in area;
- The hanging sign color and materials and copy style shall match the wall sign on the structure;
- Scalloped edges shall be incorporated into the design of the sign;
- The hanging sign shall not be mounted to the building and displayed until details regarding the mounting of the sign to the structure such as bracket style, location on the building including attachment details, height from grade to the bottom of the sign are brought back for AC review and consideration; On a voice vote; all aye.

3) Consideration of a request for signage for “UnWined of Long Grove” 132 Old McHenry Road within the B-1 Historic District, submitted by Roman Signs.

Staff reviewed the request indicating that as submitted the petitioner proposes two signs; a hanging sign measuring 14”x 54” (5 sq. ft.) and a free standing sign measuring 14”x 54” (5 sq. ft.). The free standing sign will also include three (3) hanging panels measuring 6” x 16” (.66 square feet each or 2 square foot total). Total square footage of all signage requested equals 12 square feet. Square footage of the commercial space for which the sign is being requested is approximately 1,500 square feet. For retail spaces containing 1,001 to 3,000 sq. ft. of floor area 20 square feet of signage may be allowed. The signage as proposed is permissible with regard to type of sign, location and the maximum amount of signage permissible at this location per the Village Code.

The AC responded favorably to the sign noting it was interesting and had a good “feel” at this location. A motion was made by Commissioner Sylvester, seconded by Commissioner Mikolajczak, to recommend approval of the of the signage as submitted with sign mounting details subject to staff review and building code compliance. On a voice vote, all aye.

4) Consideration of a request for signage for “Avantara” (formerly the Arlington) 1666 Checker Road within the R-2 PUD District submitted by M Signage Solutions.

Representatives from M Signage Solutions noted that due to budget constraints minor modification to the signage as previously submitted were now proposed. These include the elimination of the internal illumination and (external ground mounted illumination is now proposed as well as the elimination of the brick pedestals on the directional signage. Aluminum “box signs” with reflective vinyl copy are now proposed.

Planner Hogue presented an overview of the sign request indicating in total the petitioner proposes 4 signs totaling 109.5 square feet of “integral signage” Of this signage 14.5 square feet is internal directional signage.

He noted the following issues with the request;

Illumination

Per the general signage standards of the village code internal illumination would not be permitted but may be considered as a part of the” minor” PUD amendment. Existing signage at this location is externally illuminated. Other internally illuminated signage has allowed per PUD approval or through

minor amendment to a PUD (such as the case with Long Grove Commons). He noted with the modifications presented at the meeting this issue is resolved, however no details on the external illumination or screening thereof have been submitted with the request.

Vision Triangle

The entryway monument sign on Checker Road as proposed may be located in the “vision triangle” on the property defined as follows;

VISION TRIANGLE: A triangle measured twenty five feet (25') from the intersections of any two (2) right of way lines or roadway easements and fifteen feet (15') from the intersection of a driveway, a right of way or roadway easement.

The vision triangle must remain clear and unobstructed. As the site plan is not scaled determination of an obstruction of the vision triangle cannot be made and needs to be determined.

Amount of Signage

Staff questioned the utility of the eastern monument sign as well. As proposed, this will be a single faced sign located approximately 90 feet from the Arlington Heights Road right-of way.

Petitioners responded that illumination details could be provided. Petitioners agreed the “vision triangle” needed to be protected and would provide additional documentation supporting this idea. The petitioner also acknowledged an error on the site plan noting the 2nd monument sign would be double faced and located near and perpendicular to the Arlington Heights Road right-of-way than shown on the submitted site plan.

After discussion the AC made a motion for conditional approval of this request for signage;

A motion was made by Commissioner Tapas, seconded by Commissioner Mikolajczak to recommend approval of signage per the revisions as submitted at the 6.22.15 AC meeting with respect to size, shape color, font and type of material, subject to the following conditions;

- The proposed signage shall not be installed until external illumination specifications, including type of lighting, fixture style, and the screening of the illumination source for the proposed signage are provided for AC review and consideration;
- Specifications on foundations and mounting elements, including cross sections as applicable, shall be provided for AC review and consideration;
- An accurate and correct site plan showing the precise placement of the proposed signage in relation to the existing rights-of-way on the property and which addresses the vision triangle and any setback issues shall be provided for AC review and consideration;
- Brick samples (to match the principal structure) as well as limestone samples and other construction material details shall be provided for AC review and consideration;

On a voice vote; all aye.

5) Consideration of a request for subdivision identification signs for Oakwood Creek Subdivision located on the south side of Oakwood Road, submitted by Mr. Kenneth Krebs HOA President, on behalf of the Oakwood Creek HOA.

Planner Hogue explained the request is being made on behalf of the Oakwood Creek HOA to allow the replacement of the two (2) existing subdivision identification signs at the entrances to the subdivision (Oakwood Circle) on Oakwood Road. Signs will be identical and will be freestanding signs placed at the

east and west intersections of Oakwood Circle and Oakwood Road. These signs will be in the same general location as the existing subdivision identification signage with slightly larger copy area.

Based upon staff review of the proposal, the proposed entrance signage would consist of two freestanding signs, single faced and non-illuminated. The area of each sign measures 36" x 48" inches or 12 square feet for each sign (24 square feet total) which is below the maximum amount of permissible signage. Square footage of signage may not exceed 40 square feet total. The signage will consist of blue copy and trim on a white background. This is very similar to the existing entrance way signage.

Mr. Ken Krebbs, HOA President indicated the old signs needed replacement and would be removed. The new signs will be set back from the Oakwood Circle & Oakwood Road rights-of way approximately 20' feet on the east sign and 14' feet on the west sign. As proposed these signs should not pose a hazard to traffic due their setback and location which is situated outside of the vision triangle.

He noted the signs would be non-illuminated and made of "extira" composite wood material which will be sandblasted and painted which will create a slight relief on the sign copy. Sign posts would be set in concrete below the frost line.

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester to recommend approval of the subdivision entrance signs as submitted subject to staff review and approval of the foundation specifications and the provision of a "spec sheet" on the construction materials. On a voice vote; all aye.

6) Consideration of a request for signage for "Scout & Forge," 427 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Matthew Potempa.

Planner Hogue noted per the items submitted the petitioner is requesting two (2) signs. A ground sign measuring 60" x 32" (13 square feet) to be located in front of the building (edge mounted on 4"x4" posts) and a hanging sign measuring 16" x 48" (5.2 square feet) to be mounted directly to the structure over the front entrance. The ground sign is double faced. In total 18.2 square feet of signage is proposed. Materials out of which the signs will be constructed are carved solid wood. The signage will be grey, white and metallic bronze with regard to the color scheme. Signage appears to be non- illuminated or will utilize existing illumination as no lighting specs were submitted with the application.

Square footage of the commercial space for which the signage is being requested is approximately 1140 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. The request as proposed is permissible: the square footage as proposed is within maximum amount of square footage permitted at this location per the Village Code.

Mr. Matthew Potempa, petitioner, noted that the hanging sign would be mounted over the entrance to the building using a short section of iron links to suspend the sign. The ground sign would be edge mounted to 4"x4" posts placed perpendicular to Robert Parker Coffin Road. Decorative finials would be added to the top of the mounting posts.

The AC responded favorably to the signage as proposed but noted a concern with the hanging sign in relation to the architecture of the structure as well as the look of the mounting posts for the ground sign.

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester to recommend approval of the ground sign as submitted with respect to color, copy, size type and materials, subject to the following conditions;

- The ground sign shall not be installed and displayed until details regarding the foundation of the sign, the 4" x 4" posts, and sign mounting details (to the 4" x 4" posts) are submitted to the AC for further review and consideration. On a voice vote; all aye.

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester to recommend approval of the hanging sign as submitted with respect to color, copy, size type and materials, subject to the following conditions;

- The hanging sign shall not be installed and displayed until details regarding the attachment of the sign to the structure and details of the interface of the sign with building features are submitted to the AC for further review and consideration. On a voice vote; all aye.

OTHER BUSINESS:

- **Modifications to AC Rules and Procedures** - This item was continued to the July 22nd Regular AC meeting.

Adjournment: Commissioner Tapas made a motion to adjourn, seconded by Commissioner Sylvester. On a voice vote; all aye. Meeting adjourned at 8:57 p.m.

Respectfully Submitted,
James M. Hogue
Village Planner