MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
REGULAR MEETING
December 16, 2013
7:00 P.M.

Call to Order: Chairman Michaelson-Cohn, called the regular meeting of the Long Grove Architectural Commission (AC) to order at 7:05 p.m. with the following members present;

Members Present: Lynn Michaelson-Cohn; Chairman, Eric Styer, George Tapas Mark Howard, Eric Closson, Helen Makaritis and Marietta Calas.

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

Absent: None

1. **Approval of the December 2, 2013 Draft Rescheduled Regular Meeting Minutes.**

   A motion was made by Commissioner Tapas, seconded by Commissioner Styer, to accept the draft minutes as corrected (typo's). On a voice vote; all aye.

2. **Consideration of a request for signage for the "Chatterbox of Long Grove" on property commonly known as 330 Old McHenry Road and within the B-1 Historic District submitted by Roman Signs.**

   Planner Hogue reviewed the request, noting at the December 2nd rescheduled meeting, the AC provided "considerations" to the petitioner with regard to the signage request as follows;

   - Consider a solid black trim around the border of sign
   - Consider scalloping the corners of the sign or other treatments to soften the look of the sign.
   - Consider a different font for the "of Long Grove" portion of the sign.
   - Consider making the sign slightly smaller allow a gap between the sign & mounting posts.
   - Provide mounting details for the sign.
   - Consider modification to the color (beige suggested) and tops of the mounting posts.
   - Consider having the proposed hanging sign mirror the modifications made to the ground sign for consistency in the proposed signage.

   The petitioner resubmitted drawings for the proposed ground sign. Two similar but different signage scenarios were presented. Although not documented the petitioner has indicated the hanging sign will mirror the design of the ground sign as determined by the AC. He urged the AC may wish to make this a condition of any approval of this signage.

   Mr. Steve Besbeas, petitioner, further explained the revisions noting that brackets for the sign would not work with the exiting posts. Scalloping of the corners would not work either, but the signage was painted to mimic the scalloping as suggested. Size, materials and the color scheme of the proposed signage will not change from what was previously submitted.

The AC noted the changes as submitted served to "soften" the look of the signs which was a concern with the original submittal. The AC had a preference for the "non-script" copy on Long Grove as well as the decorative "acorns" atop this sign posts.

A motion was made by Commissioner Styer, seconded (and amended) by Commissioner Tapas to approve this signage as revised with the "acorns" on the sign posts and a bolder non-script copy on the sign face with the hanging sign to match the ground sign, with the sign dimensions to remain as previously submitted. On a voice vote; all aye.

3. Consideration of a request for signage for the "Long Grove Business & Community Partners" (LGBCP), 308 Old McHenry Road within the B-1 Historic District, submitted by Sharon Fine, Executive Director LGBCP.

Planner Hogue explained the petitioner proposes to utilize an existing sign formerly located at the Visitor Center (Archer Road – behind Enzo & Lucia's) at the 308 Old McHenry Road location. This sign measures approximately 22" x 33" or 5 square feet (1.8 x 2.75'). Square footage of the commercial space for which the sign is being requested is approximately 1,200 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 sign regulations of the Village Zoning Code. As proposed the sign would be ground mounted or a "ground sign".

Based upon the total square footage of signage proposed (5 square feet) the requested signage is well within the square footage limitation 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 ground sign is proposed to be located in the front of the building. This area is actually right-of-way for Old McHenry Road and is under the jurisdiction of the Lake County Department of Transportation (LakeDOT). Permits from LakeDOT are required to allow the sign to be placed at that location which may be difficult to obtain given county policy with regard to ROW encroachments.

The sign is carved wood painted with a light blue, gold & white color scheme. As proposed the sign is non-illuminated.

Ms. Sharon Fine, Executive Director of the LGBCP, noted the "rustic" and weathered look of the sign was desirable, but the gold lettering would be repainted. However, the sign could be totally repainted if necessary.

The AC suggested that the "white" elements of the sign, namely the bridge logo, be repainted in white as well. Essentially, the background of the sign would remain "rustic" and the copy be repainted in gold and white as was originally done with the sign.

Commissioner Tapas questioned the placement of the sign given the generally adverse reaction by the county to encroachments in their ROW.

Ms. Fine indicated that as an alternative, hanging or wall mounting the sign on the Robert Parker Road frontage (similar to the signage previously used by "The Olive Tap at that location) may be a better option.

A motion was made by Commissioner Tapas, seconded by Commissioner Calas to accept the signage as presented and to maintain the weathered look of the sign, but with the lettering to be repainted in gold and the "white" elements of the sign, namely the bridge logo, be repainted in white, said signage to be hanging or wall mounted, final placement subject to staff review and approval. On a voice vote, all aye.

4. Consideration of a request for additional signage within the Long Grove Commons Development, RT. 22 & Old McHenry Road, within the B-2 PUD District, Submitted by Doyle Signs.

Planner Hogue explained the history of the "Long Grove Commons" development noting approval as a Planned Unit Development was received in May of 2005. As part of that approval signage was to be installed as approved by the Architectural Board (now Architectural Commission).

In general, signage was approved for the development as a part of this approval, however, per that approval the Architectural Commission (then Board) was given approval authority over signage in the development as follows;

Signage. All signage shall be reviewed and approved by the Architectural Board of Review prior to installation of such signage on the Property. The proposed pylon sign shall be designed to incorporate the tenant signs between the outer edges of the pylon structure, which tenant signs shall not exceed six square feet in sign area for each tenant sign.

Planner Hogue further noted numerous modifications to the signage as originally approved in 2005 have occurred within the development subject to the review and approval of the AC.

The petitioner is proposing two new internal directional signs and three (3) additional slats be added to the existing pylon sign at the corner of Old McHenry Road and Route 22.

The internal directional signs would be placed on opposite ends of Building 6 (which houses "Smokin' T's , Dog Days Pet Grooming, The Chiropractor & Dentist Offices, Landstar Real Estate and Mariola's Spa). These signs would be placed behind the curbs within the grassed/landscaped areas on the Route 22 side of the building.

These signs would be constructed of aluminum painted green to match the existing pylon sign. Each sign structure would measure 4' x 3.5 (approximately 14 square feet) however, the area containing copy would measure 2'x 2.5' (approximately 5 square feet) and consist of 6 slats measuring 4" x 2.5 feet. These would mirror the slats (and overall design) of the existing pylon sign. Overall the directional signs would be green, white & brown in terms of color and designed to mirror the look of the pylon sign. Such signage will be non-illuminated.

Additionally, three slats (i.e. tenant signs) are proposed to be added on three sides of the pylon sign located on the corner of old McHenry Road and Route 22. These are proposed to match the existing slats on that sign.

As approved in the PUD ordinance (approved elevation attached) for the development 6 slats, each measuring 5.3 square feet for a total of 32 square feet were allowed for the pylon sign. As noted in the approval ordinance, *"The proposed pylon sign shall be designed to incorporate the tenant signs between the outer edges of the pylon structure, which tenant signs shall not exceed six square feet in sign area for each tenant sign".*

The additional slats, would match the existing wood in terms of thickness, size and color. These slats would measure 1' x 6.66' feet which appears to slightly exceed the 6 square feet of sign area as mandated by the approval ordinance.

Outside of the additional slats, no other changes are proposed to the pylon sign. Slats on the pylon sign were designed to change as tenants within the development change (i.e. copy on the slats) without further AC review provided that such slats not exceed 6 square feet in area, that the design of the slats remain consist with the original approval and no new slats be added (w/o AC review and approval). This same "policy" would also apply to the proposed directional signage as well.

The AC found the directional signage to be helpful and non-problematic at the locations proposed within the development. The AC liked the consistency between the existing and proposed signage. The AC noted the slight increase in the proposed slats on the pylon sign. The AC indicated the original standard of 6 square feet of area should be maintained on the slats as originally approved in the PUD ordinance.

A motion was made by Commissioner Calas, seconded by Commissioner Styer, to accept the directional signage as proposed and to allow three (3) additional tenant signs (i.e. "slats") to be placed on three sides of the existing pylon sign, at the corner of Old McHenry Road and Route 22, subject to the following conditions:

- Tenant signs/slats shall not exceed six (6) square feet in sign area for each such tenant sign;
- Such signs shall remain consistent with the existing/approved tenant signage with regard to size, color and placement on the pylon sign.

On a voice vote; all aye.

OTHER BUSINESS: None

Adjournment: Commissioner Closson made a motion to adjourn, seconded by Commissioner Makaritis. On a voice vote; all aye. Meeting adjourned at 7:33 p.m.

Respectfully Submitted,
James M. Hogue
James M. Hogue, Village Planner