

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

July 20, 2015

7:00 P.M.

Appointment of Chairman *pro tem*. Commissioner Styer nominated Commissioner Tapas as Chairman *pro tem* for purposes of this Architectural Commission meeting; seconded by Commissioner Sylvester. 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 7:04 p.m. in the offices of the Village Engineer Gewalt-Hamilton with the following members present;

Members Present: Jeanne Sylvester, George Tapas, Laura Mikolajczak and Eric Styer.

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

Members Absent: Lynn Michaelson-Cohn

1) Approval of the June 22, 2015 Draft Meeting Minutes.

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

2) Consideration of a request for a hanging sign 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 and the wall sign as proposed was approved at the June meeting. A hanging sign of up to 6 square feet could also be considered at this location. Details on the hanging sign were lacking. He indicated he had hand delivered and e-mailed the draft motion (per the draft meeting minutes) regarding this request for signage and received no response nor the additional information requested by the AC per the draft motion.

Planner Hogue suggested that due to the lack of response from the petitioner to the clear direction given by the AC that this item be tabled from further consideration by the AC until such time as the information requested by the AC has been submitted and reviewed by staff.

Furthermore, the AC noted that petitioner was not present at this meeting to present any additional information or testimony.

A motion was made by Commissioner Styer, seconded by Commissioner Sylvester, to table this request for signage until such time as the information requested by the AC regarding this request has been presented and reviewed by staff. On a voice vote, all aye.

3) 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.

Planner Hogue reported that at the June 22nd meeting the AC granted a condition approval for this signage and requested additional information be brought back to the Commission for further consideration. He noted the petitioners had submitted the information requested by the AC and noted a discrepancy on the revised site plan with regard to the sign on Arlington Heights Road. He indicated that it appeared this sign would be located 3 meters from the property line which was acceptable; however the location as depicted on the submitted site plan is incorrect.

The AC questioned the screening of the illumination source for the Checker Road sign noting that daylilies would die back in the winter leaving the fixtures exposed. The petitioner clarified boulders would be placed around the illumination source on both signs as well as landscaping. The petitioner also presented material samples noting that bricks for the monument signs would need to be blended to match the brick on the existing structure which contained two types of brick neither of which was presently manufactured. Sign letters would be mounted to EFIS material to match the structure. An Indiana limestone cap would be placed on the tops of the signs.

After discussion a motion was made by Commissioner Styer, seconded by Commissioner Sylvester, to recommend approval of the signage as submitted, including illumination, subject to the following;

- The Arlington Heights Road sign shall be placed not less than 10 feet or (3 meters) from the property line;
- Landscaping of the illumination source for both signs shall utilize boulders as well as plant materials for screening purposes, and;
- Galvanized plates used in sign construction shall be painted to match the EFIS material on the exterior of the structure.

On a voice vote; all aye.

4) 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 reported that the materials the AC had requested regarding the ground sign had been received. Per the request of the petitioner the hanging sign will be considered at a later date.

Upon review of the submitted materials for the ground sign the AC was satisfied their concerns had been met.

A motion to approve the ground sign as submitted and to table consideration of the hanging was made by Commissioner Sylvester, seconded by Commissioner Styer. On a voice vote all aye.

5) Consideration of a request for Temporary Outdoor Lighting by the Ela Soccer Club for property known as the Long Grove Soccer Park near the intersection of Checker and Old Hicks Roads, submitted by Mr. Doug Anderson.

Planner Hogue explained the property in question was annexed, zoned and purchased by the Village in 2005 as part of the Menard's Development. The property is classified under the OS-R District regulations. The property has been contemplated as use for soccer fields since it was purchased in 2005 which is consistent with the OS-R District zoning designation. The request does not fit neatly into the standards for lighting which are normally used to review requests, however staff felt it was prudent to bring this before the AC as with any other lighting request.

The Ela Soccer Club leases the property from the Village and is developing the soccer fields on site. Temporary outdoor lighting is requested at this time. Temporary lighting is proposed to be in use in the evening hours; 4 to 9 PM; Monday through Friday from mid-March to mid-June and mid-August to mid-November. Lighting would be stored off-site when not needed on-site. Similar lighting is being used in Lake Zurich, Kildeer and Deer Park. At some point permanent lighting will likely be installed on-site

An Allmand "Nite-Lite Pro Generation II" portable unit is proposed. This is a diesel powered unit with a 30' maximum tower height. Towers may be rotated 360 degrees. Four (4) 1250 Watt metal halide light fixtures are situated in each tower providing 150,000 lumens of initial output per lamp. Eight (8) units are proposed at this location.

The petitioner, Mr. Doug Anderson, representing the Ela Soccer Club, explained the history of such lighting at other sites used by the soccer club and noted they have only had one complaint regarding lighting. In that instance they worked with the property owner to reposition the lighting to resolve the issue. They would certainly work with any property owner who had an issue to resolve it. Given the location of the property he felt it was unlikely any complaints would be raised.

The AC was satisfied with the request as proposed. A motion was made by Commissioner Styer, seconded by Commissioner Sylvester, on a voice vote; all aye.

6) Consideration of a request for exterior alteration (paint\patio) for property located at 405 Robert Parker Coffin Road within the B-1 Historic District, submitted by Super Construction on behalf of the Long Green L.L.C.

Planner Hogue explained AC review of proposals is typically triggered by a building permit application. In this instance there is no building permit required for repainting of a structure. However, in the past, concerns have been raised by property owners and others in the downtown regarding painting of buildings and particularly color changes. Staff felt it was prudent to bring this item to the AC for review and comment.

The petitioner proposes a color change to the structure for the existing "beige" to Benjamin Moore 2005-20 "Hot Apple Spice". Trim color & shutters will remain the same.

Planner Hogue further noted that preliminary materials submitted regarding the "patio" are really more of a sidewalk/apron, at grade to the entrance of the structure. As such, there are no structural alterations to the site or building. While additional details regarding this improvement should be submitted, it

appears that AC review of this improvement will not be required. Should this circumstance change the item would be brought to the AC at a later date.

The AC inquired about signage. The petitioner indicated that new signage for the business had not yet been considered. The AC indicated that new signage would need to be brought back to the Commission for consideration.

A motion was made by Commissioner Styer, seconded by Commissioner Sylvester, to approve the color change as submitted (Benjamin Moore 2005-20 “Hot Apple Spice”) with the shutters and trim to remain the same and signage and “patio” improvements to be brought back to the Commission as necessary. On a voice vote, all aye.

7) Consideration of a request for signage for “White Oak Gourmet”, 231/251 Robert Parker Coffin Road within the B-1 Historic District, submitted by Roman Signs on behalf of Thomas & Lori Leavitt.

Planner Hogue reported the property in question is located in the Mill Pond Development and was formerly occupied by the Sweet Whimsy Bakery.

As submitted the petitioner proposes two (2) signs one (1) hanging sign measuring 23” x 20” (3. sq. ft.) which will be double faced. As second wall sign (single faced) measuring 16”x 36” (4 sq. ft.) is also proposed. Square footage of the commercial space for which the sign is being requested is approximately 1,360 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.

Based upon the total square footage of signage proposed (7 square feet +/-), the requested signage is within the square footage limits 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 hanging sign would be mounted (w/ “S” hooks & chain) to the existing scroll bracket of the front (west side) of the building. The hanging sign as proposed is to be made of “MDO” (a paintable surface made of plywood with a weather-resistant resin overlay bonded to the wood by heat and pressure.). Lettering is proposed to be painted in green with a white background and green leaf logo incorporated as part of the sign. Both signs will be sandblasted wood with painted green letters on a white background with a leaf logo. No illumination is proposed with either sign. The signage as submitted is approvable.

The AC was favorable to the signage as requested but made some suggestions. First they noted the layout for the word “gourmet” needed to be “cleaned-up and have better positioning of the letters for a better look and readability of the sign. The AC also suggested a cleat mounting system as opposed to “bolt thru” mounting to allow for a cleaner appearance to the sign.

A motion was made by Commissioner Sylvester, seconded by Commissioner Mikolajczak to accept and recommend approval of the signage as submitted with the suggestion that the spacing of the letters on the word “gourmet” is better positioned for readability and a cleat mounting system be used in place of a “bolt thru” system. On a voice vote; all aye.

OTHER BUSINESS:

- 1) **Modifications to AC Rules and Procedures** - As there was no update on this agenda item it was carried over to the August meeting.

Adjournment: Commissioner Styer made a motion to adjourn, seconded by Commissioner Sylvester. On a voice vote; all aye. Meeting adjourned at 7:50 p.m.

Respectfully Submitted,
James M. Hogue
Village Planner