

**MEETING MINUTES OF THE  
LONG GROVE ARCHITECTURAL COMMISSION  
REGULAR MEETING  
June 16, 2014  
7:00 P.M.**

**Appointment of Chairman *pro tem*.** Commissioner Closson nominated Commissioner Tapas as Chairman pro tem for purposes of this Architectural Commission meeting; seconded by Commissioner Calas. 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 George Tapas, Chairman Pro-tem, Marietta Calas, Eric Styer and Eric Closson

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

Absent: Commissioner's Lynn Michaelson-Cohn, Mark Howard & Helen Makaritis.

**1. Approval of the May 16, 2014 Draft Meeting Minutes.**

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

**2. Consideration of a request for general signage for "Mill Pond Shops" located on Robert Parker Coffin Road and within the B-1 Historic District, submitted by Mr. Ken Siwieck, New Midwest Capital.**

Planner Hogue explained the request indicating the petitioner is requesting general replacement signage for the Mill Pond Shoppes. This signage is being requested to identify the "Mill Ponds" in general rather than signage specific to an individual business.

Based upon the items submitted the petitioner is requesting one single (1) wall sign, to be affixed to the side of the building (above the wheel) consisting of individual letters mounted to the building. The existing hanging sign (double faced – square footage unknown) will be removed. Total square footage of requested signage would be approximately 27 square feet. Materials out of which the sign will be constructed are proposed as wooden lettering approximately 12" tall and painted white. The letters would be mounted to the face of the building which is brown in color. No request for illumination was included with the signage application however existing illumination may be in place and utilized by the petitioner for sign illumination.

Mr. Ken Siwieck, New Midwest Capital, further explained the request. He presented one of the actual letters to be used in the proposed sign for inspection by the AC. He verified the existing sign would be removed and the existing lighting would be reconfigured to provide some illumination of the proposed sign.

The AC had a concern with the placement of the sign and suggested the sign be lowered and the copy “Mill Pond” & “Shops” be placed closer together. A concern was also raised about the fastening of the letters to the building and permanence of that attachment.

The petitioner was amenable to the suggestions of the AC and noted the lettering would be securely fastened to the building.

Commissioner Calas made a motion, seconded by Commissioner Styer, to recommend approval of the signage as submitted subject to the spacing of the lettering being “tightened up” the lowering the signage on the wall and the signage being securely fastened to the building. On a voice vote; all aye.

**3. Consideration of a request for an amendment to the previously approved Special Use Permit and Planned Unit Development approval known as the Fairfield Village Planned Unit Development and with the R-2 PUD District to provide for a senior living center with Memory Care and Assisted Living Facilities and specifically the signage, landscaping, lighting, site plan/plat and building elevations proposed for the property at 1190 Old McHenry Road, submitted by Harbor Retirement Associates**

Planner Hogue briefly explained the request noting the history of the development and PUD restrictions which have been an issue with redevelopment of this property. He noted the petitioners have done a skillful job of working within the constraints of the PUD and that the PCZBA was very supportive of the project and recommended approval of the request at the public hearing on June 3<sup>rd</sup>.

The petitioners then gave a general overview of the project and specifically the preliminary plans relating to the elevations, landscaping, lighting, signage and the overall plan and plat for the development. They noted the plans were particularly sensitive to residential uses on the westerns edge of the property as well as the “gateway” nature of the property into the Village. They noted the property owner was negotiating with T-mobile regarding relocation of the cell tower in the bank building. Questions were raised as to the height of the existing bank building on the property. Planner Hogue responded that the actual height was unknown but was likely greater than 35’ as mandated by the Village Code.

The AC discussed the project one element at a time as follows;

**Elevations;**

The petitioner explained the layout of the building and presented material samples to be used in the construction of the structure. They noted materials would be similar to those used in the Sunset Grove Development and consisted of brick, hardiboard, and stone with an asphalt shingle roof. Mechanical equipment would be placed on the roof of the structure and screened from view.

The building would conform to the 35' height requirement of the R-2 District with the exception of the "cupola" which would be 42' feet in height and largely a decorative feature to allow natural light into the dining area and mirror the architectural features in the Sunset Grove Development across the street.

Petitioners noted the trash receptacle would be made of brick with wooden gates and located in the recessed area on the west side of the structure (near the delivery entrance) and more or less out of site on the property.

Commissioner Closson raised a concern with east elevation of the structure and large expanse of brick and windows from the "porte cochere" to the south end of the building and the look of this from Rt. 83. His concern stemmed from the "gateway" nature of this property into the Village. He suggested the petitioner consider modifications to the roof lines to relieve the monotony.

Petitioners were amenable to this suggestion and would work to incorporate this suggestion into the final elevations of the structure.

A motion was made by Commissioner Calas, seconded by Commissioner Closson; to accept the preliminary elevations for the proposed structure as submitted with the condition that the roof lines be altered on the east elevation to minimize the monotony of the structure. On a voice vote; all aye.

### **Lighting;**

The AC reviewed the lighting plans as submitted, particularly the photometric plan and noted no light "escaped" from the property, particularly along the west lot line abutting residential uses. The AC found the requested lighting to be in conformance with the lighting standards for the Village.

A motion was made by Commissioner Styer, seconded by Commissioner Closson, to recommend approval of the proposed lighting as submitted including fixture style, illumination source (LED) and fixture height (18 feet). On a voice vote; all aye.

### **Landscaping;**

The landscape architect for the project, Mr. Brad Meyerhoff, explained the landscape plan noting existing natural vegetation on-site would be preserved to the greatest extent possible. The goal is to enhance the existing landscaping with native perennials and grasses to the greatest extent possible. Berms in the scenic corridor would be kept but re-graded to be more undulating in shape. An asphalt pathway would meander through the berm. Landscaping along the west property line would be greatly enhanced and screen the existing residences from the proposed structure. A bio-swale would be incorporated along the west property line to help filter runoff from the site and enhance the overall water quality of the existing detention pond in Fairfield Village into which the site would drain.

The AC had no questions regarding the landscape plan. A motion was made by Commissioner Tapas, seconded by Commissioner Styer, to accept the landscape plan as submitted, subject to a final landscaping and grading plan being supplied showing berms and pathways (w/materials). On a voice vote; all aye.

**Signage;**

The petitioners presented preliminary signage information noting that smaller wooden signs would be placed in two locations in the development. These locations are near the ingress/egress points of the development. An additional monument sign, similar to the Sunset Grove sign, is contemplated to locate on the south end of the development, possibly along the southern edge of the scenic corridor. Signage and sign location is more or less conceptual at this point; however uplighting of the monument sign as a “gateway” sign is being considered.

A motion was made by Commissioner Calas, seconded by Commissioner Closson, to accept the conceptual signage as presented subject to detailed final plans including location, materials and lighting being submitted. On a voice vote; all aye.

**Plan & Plat**

The AC found the plan and plat to be well thought out and substantially compliant with the master plan for the area. The AC had no concerns with the plan and plat as submitted. Commissioner Tapas made a motion, seconded by Commissioner Styer, to accept the preliminary plan and plat as submitted. On a voice vote; all aye.

**OTHER BUSINESS: NONE**

**Adjournment:** Commissioner Closson made a motion to adjourn, seconded by Commissioner Styer. On a voice vote; all aye. Meeting adjourned at 8:05 p.m.

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