

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

May 15, 2017

7:00 P.M.

Call to Order: Chairman Michaelson-Cohn called the regular meeting of the Long Grove Architectural Commission (AC) to order at 7:00 p.m. with the following members present:

Members Present: Lynn Michaelson-Cohn, Chairman, Laura Mikolajczak, Moanna Mower and George Tapas.

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

Members Absent: Jeanne Sylvester, Eric Styer.

VISITORS BUSINESS: Chairman Michaelson-Cohn 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 April 17, 2017 Draft Meeting Minutes.

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

NEW BUSINESS:

1) Consideration of a request for subdivision identification signage for Mardan Woods Subdivision located on the south side of Illinois Route 53, submitted by Ms. Debbie Netter HOA President, on behalf of the Mardan Woods HOA.

Planner Hogue explained the request is being made on behalf of the Mardan Woods Homeowners Association to allow the installation and replacement of subdivision identification signage at the entrance to the subdivision. The proposed signage will be at the northwest corner of at Route 53 & Mardan Drive.

Subdivision signage (hanging) already exists at the subdivision entrance and will be removed. Proposed replacement signage will be a ground sign. The sign will be double faced and constructed of wood. The sign measures 48" x 33" (4' x 2.75' or 11 sq. ft.). The copy and "tree art" will be sandblasted into the sign face. The sign will be painted with dark brown lettering on cream background with green "tree art" accents. The sign will be attached to painted 6"x 6" posts set in concrete; painted posts will match the sign lettering. Illumination does not appear to be part of the proposal and is not requested.

Based upon staff review of the proposal, approximately 11 square feet of signage is requested. This is in compliance with the Village Code requirement of a maximum of 40 square feet for such signage. The sign is approvable and needs to be placed outside to the Route 53 right-of-way.

Ms. Debbie Netter, President of the Mardan Woods Homeowners Association confirmed the proposed signage will not be illuminated. Signage will be in the same location as the existing signage which very near but outside of the right-of-way. The proposed sign will be in approximately the same location.

Commissioner Tapas reiterated that the sign need to be outside of the 53 ROW or the state may remove the sign as an encroachment into their right-of way. He also asked about the proximity of the sign to the subdivision entrance for site line purposes.

Ms. Netter was not sure of the site distance but noted the existing sign had not caused site line issues.

A motion was made by Commissioner Tapas, seconded by Commissioner Mikolajczak, to recommend approval of the signage as submitted for color, size, composition, etc. subject to the following conditions;

- The signage shall not be illuminated;
- The signage shall be placed outside the Route 53 right-of-way;
- The petitioner shall submit a site plan identifying the sign placement is outside the “vision triangle” and does not pose a threat to site lines;

On a voice vote; all aye.

2) Consideration of a request for signage for “Signature Popcorn” on property commonly known as 318 Old McHenry Road and within the B-1 Historic District submitted by “Signarama” on behalf of Amber Murans, Business Owner .

Planner Hogue outlined the request as presented in his staff report. As submitted the petitioner proposes two signs. One will be a hanging sign (double faced) measuring 30”x 26” (5.4 sq. ft.) and a wall sign also measuring 30” x 26” (5.4 sq. ft.) for a total of 10.8 square feet of signage. The wall sign will be placed on the front of the structure in the same location as the existing sign. The free standing sign will mounted to the existing post previously used by the “Long Grove Popcorn Shoppe”.

Square footage of the commercial space for which the sign is being requested is approximately 970 square feet. For retail spaces containing 1 to 1,000 sq. ft. of floor area 12 square feet of signage may be allowed per the Village Zoning Code.

Based upon the total square footage of signage proposed (10.8 square feet), the requested signage is within the square footage limits (12 sq. ft.) for the floor area at this location. Signage maybe divided up between wall signs, hanging signs and freestanding signs but may not exceed the maximum allowable square footage allocated by floor area.

Sign will be constructed of ¾” custom shaped pressure treated wood. The sign will be stained with a dark brown background and vinyl appliques with the business name and popcorn logo. A decorative bracket will support the bottom of the sign. Signage will be non-illuminated or utilize existing illumination.

As submitted the requested signage is with the parameters of the Village Code and therefore approvable. The square footage of the proposed signage (10.8 sq. ft.) is within the maximum allowable square footage of 12 square feet based on the leasable area of the structure.

Chairman Michaelson-Cohn inquired about illumination. The petitioner responded that only one side of the sign would be illuminated with existing illumination.

Commissioner Tapas asked about the attachment of the sign to the building and existing sign post. The petitioner responded that the signpost had a slot in it in which the sign would fit; a bracket in the post would secure the side of the sign as well. The wall sign would be screwed into the façade of the building.

Commissioner Tapas requested a sketch or detail of the attachments of the signage.

A motion was made by Commissioner Tapas, seconded by Commissioner Mower, to recommend approval of the signage as submitted subject to a sketch or detail of the attachments of both signs being submitted to staff for final approval.

On a voice vote; all aye.

3) Consideration of a request for signage for 4196 Route 83; Building “B” (Starbucks Coffee – formerly Peets Coffee) Suite “A, within the Sunset Grove PUD, submitted by Vital Signs USA.
(As the petitioner was not present this item was moved to the end of the agenda)

Planner Hogue explained the request. Three wall signs are proposed on the on the north, east and west facades of “Building B” 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, including the “Drive Thru” is as follows;

	<u>Proposed Sq. Footage</u>	<u>Sq. Footage Allowed per PUD Approval</u>
North Elevation:	60.75” x 48” (21.5 sq. ft)	122.5 Sq. ft.
West Elevation:	60.75” x 48” (21.5 sq. ft.)	122.5 Sq. ft.
East Elevation:	60.75” x 48” (21.5 sq. ft.)	178.5 Sq. ft.

The proposed signage is well below the maximum allowable square footage for such signage as allowed by the PUD approval ordinance. The wall mount logo disk is proposed to be aluminum with acrylic faces and vinyl graphics logo with a green (Holly Green #3630-76) on white Starbucks Corporate color scheme. The “Drive Thru” sign will consist of a routed aluminum face painted black with a white polycarbonate back-up. Signs are proposed to be illuminated with LED illumination.

Other signage including the monument placards located on Pylon Signs 1 & 3. Placards will be black on white with the words “Drive Thru” and green corporate logo. Refaced on-site directional and menu board signage are also included for consideration by the AC.

All other directional signage will conform to the same color scheme and material at the “Drive Thru” signage mounted to the building.

The placards located on the pylon signs appear to be consistent with approvals of other placards installed on the pylon signs.

Commissioner Mikolajczak noted a concern with size of the building mounted “drive-thru” sign and the aesthetics of the building. She presented an example of the smaller sign for consideration by the AC and suggested this smaller signage be substituted on the building façade.

Commissioner Tapas had a concern with the way the ground mounted “secondary” sign foundations were to be constructed. He requested specifications on the footings/foundations be submitted.

As no petitioner was present at this meeting, the AC directed Village Planner Hogue to relay the concerns of the AC to the petitioner and continued consideration of this item to the June AC meeting.

A motion was made by Commissioner Mower, seconded by Commissioner Tapas, to continue consideration of the request for signage for 4196 Route 83; Building “B” (Starbucks Coffee) Suite “A”, within the Sunset Grove PUD to the June 19th regular AC meeting . On a voice vote; all aye.

4) Consideration of a lighting plan for Woodlawn Middle School, 6362 Gilmer Road, submitted by GeWalt Hamilton Associates on behalf of Kildeer-Countryside Scholl District 96.

Planner Hogue explained the request consists of replacement lighting for the Woodlawn Middle School parking lot. As proposed, the main parking area in front of the school would receive lighting. No reconfiguration of the parking lot is requested. In total 30 light poles and 38 fixtures would be installed. Proposed fixtures and pole height are very similar to the existing parking lot lighting. An LED illumination source is proposed (to replace the existing metal halide illumination source).

Light poles and fixtures will be in the same locations as currently exist. Twenty-two of the fixtures will utilize a single tenon adapter; the remaining 8 fixtures will utilize a double tenon adaptor. The double tenon adaptors will be utilized in the parking areas flanking the “horseshoe” entrance and parking area for the school.

Light poles will RSA-5-M-20-N-F-V straight, round aluminum light pole with a three bolt aluminum base. Pole height is proposed at 20’. A bronze finish type is anticipated.

Photometrics as submitted indicate that there will be no “leakage” of lighting off-site (Sheet attached sheet E1). The configuration of the school and parking are on property should provide sufficient buffering to minimize any conflict with abutting residential properties.

Lighting is permitted under section 5-9-9 of the Village Zoning Code and subject to the review of the Architecture Commission. This would be considered a “class two” request per the lighting regulations.

He urged the Commission to review the request for lighting against the criteria and regulations listed in the zoning code and render a determination based upon those criteria. Specifically, the AC should make recommendations on the LED illumination source, fixture type and fixture height.

Ms. Mei Zhu, Senior Engineer with Gewalt-Hamilton Engineers, further explained the request and site plan. She noted one additional fixture is being added to the east side of the school entrance.

The AC had questions about pole height, placement and pedestrian conflicts, the number of poles and fixtures and the aesthetics of the lighting and fixtures.

Mr. Sam Miranda, Director of Facilities and Transportation, Kildeer Countryside CCSD 96, explained the lights will be slightly relocated (8') away for the drive but remain on the concrete. This allows for better site maintenance and snow removal. The fixture will be converted from metal halide to a and LED illumination source. The aesthetics of the fixtures will basically remain the same. The pole and fixture color (bronze) will not change from what is existing.

After discussion the AC made the following recommendation:

A motion was made by Commissioner Tapas, seconded by Commissioner Mower to recommend approval of lighting plan for Woodlawn Middle School as submitted subject to the following conditions;

- Identification of the additional pole & fixture on the site plan and in conformance with designated lighting plan alternative;
- Confirmation that the light heads and poles will remain the same;
- Confirmation of the distance of relocation of the light poles away from the parking area and against the sidewalk with details submitted to staff on construction;

On a voice vote; all aye.

OTHER BUSINESS

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

Planner Hogue reported that a draft of the plan update has been review by the Steering Committee is more or less complete This "Public Hearing Draft" is substantially complete at this point and will require one last review by the Steering Committee. Once reviewed, the "Public Hearing Draft" will be posted to the web page. A presentation will be made the new Village Board & PCZBA prior to public hearing on the document.

Staff will make a presentation to the AC on the proposed changes probably at the June meeting. Planner Hogue noted once posted he would provide the AC a link to the document as posted. He encouraged the AC to review this document prior to the presentation.

Adjournment: Commissioner Mower made a motion to adjourn, seconded by Commissioner Mikolajczak . On a voice vote; all aye. Meeting adjourned at 7:56 p.m.

Respectfully Submitted,
James M. Hogue
Village Planner