

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
SPECIAL MEETING
November 10, 2014
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 Closson. On a voice vote, all ayes; no nays.

Call to Order: Chairman Pro-Tem Tapas, called the special meeting of the Long Grove Architectural Commission (AC) to order at 7:00 p.m. with the following members present;

Members Present: George Tapas, Eric Styer, Eric Closson and Jeanne Sylvester

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

Members Absent: Chairman Lynn Michaelson-Cohn

1) Approval of the October 20 , 2014 Draft Regular Meeting Minutes.

A motion was made by Commissioner Styer, seconded by Commissioner Closson to accept the draft minutes as submitted. On a voice vote; all aye.

2) Consideration of the final site plan, landscaping, lighting, signage and elevation plans as part of an application by Harbor Retirement Associates for an amendment to the previously approved Special Use Permit and Planned Unit Development known as the Fairfield Village Planned Unit Development and within the R-2 PUD District to provide for a senior living center with Memory Care and Assisted Living Facilities for the property at 1190 Old McHenry Road, submitted by Harbor Retirement Associates.

Planner Hogue explained this proposal was given preliminary approval by the Village Board in June of this year (Ord. 2014-O-12). The AC also reviewed the preliminary plans in June.

The AC reviewed the final landscaping, elevation, lighting, and signage plans as well as the final plan and plat at their October 20th meeting. The AC requested additional information regarding sign illumination and modifications to the elevations to address the monotony of the structure. These are the items for AC consideration at this meeting.

Chair Pro-Tem Tapas further explained the items for consideration by the AC. These include;

Final Elevations

At the October 20th AC meeting the Commission reviewed the final elevations for the structure. While generally positive the Commission further raised the 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. The AC was appreciative of the efforts of the petitioner address the monotony issue but noted the monotony

issue still remained particularly with regard to the single plane of the roof line. The AC suggested the following;

- Continuation of the dormer elements along the south elevation of the structure;
- Alteration of the roof lines to break up the single plane of the roof;
- A rendering be presented which illustrates the southeast elevation of the structure (view from 83 & 53).

Ms. Ati Rahimpour, Project Architect, explained the elevations which had been resubmitted for AC consideration. She noted the principal concerns were roof line of the building and to try to give a more residential look to the building. She indicated the design team was aware of the “gateway” entrance to the Village at this location thus the concern with the look of the structure.

She then show the previous renderings of the structure and modifications as now proposed noting these were the preferred elevations for the structure from the architectural and “building needs” perspective.

She noted various scenarios were considered to address the concerns of the AC and the scenario as presented was “best” given the rigid plan required by the petitioner from the building needs perspective.

Commissioner Styer asked if the eave line of the structure could be lowered? Ms. Rahimpour indicated that option had been considered and was a minor detail which was not very effective in addressing the monotony issue and presented structural issues for the building as well.

The Commission then asked is the eave could be extended downward? Ms. Rahimpour indicated this option changes the pitch of the roof and presents structural issues as well.

Commissioner Closson noted the changes as proposed by the petitioner appear to be the most impactful in relation to the monotony issue. He noted the elevations as presented do not take into account the bends and turns of the building which help with the monotony issue. He indicated the main monotony concern had been addressed in the elevations as presented.

Commissioner Sylvester asked if the stone proposed for the signage was the same as that proposed for the base of the building? The petitioners responded “yes” that was the case and that colors had been chosen to mirror those within the Sunset Grove Development across the street.

With no further discussion a motion was made by Commissioner Closson, seconded by Commissioner Styer, to approve the revised elevations as submitted. On a voice vote; all aye.

Final Signage & Sign Illumination

Chairman Pro-Tem Tapas also noted the AC had considered the final signage plans at the meeting of October 20th. The AC found the signage to be acceptable but had questions regarding the illumination source and the screening there of for the signage.

Mr. Brad Meyerhoff, Landscape Architect for the project, explained the proposed lighting for the signage and the plant materials proposed for the screening of the illumination source. He indicated

native plantings would be used to screen the sign and a low growing sedge is incorporated into the plan to hide the light fixtures without blocking the sign. He then reviewed the proposed plantings for the area adjacent to the proposed signage.

He noted the fixtures will be LED fixtures and will be hidden by the plantings year round. A 48” adjustable hood will be mounted on the light fixtures.

A motion was made by Commission Styer, seconded by Commissioner Sylvester to approve the lighting and signage as submitted. On a voice vote; all aye.

OTHER BUSINESS: NONE

Adjournment: Commissioner Sylvester made a motion to adjourn, seconded by Commissioner Tapas. On a voice vote; all aye. Meeting adjourned at 7:30 p.m.

Respectfully Submitted,

James M. Hogue

James M. Hogue
Village Planner