

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
RESCHEDULED REGULAR MEETING
April 28, 2015
7:00 P.M.
IVY SCHOOL, BUFFALO GROVE, ILLINOIS**

Call to Order: Chairman Michaelson-Cohn called the rescheduled 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, Eric Styer, Jeanne Sylvester, George Tapas and Laura Mikolajczak.

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

Members Absent: None

1) Approval of the March 16, 2015 Draft Meeting Minutes.

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

2) Consideration of a request for railing replacement (front porch) with a composite material for “Cigars & More” 445 Robert Parker Coffin Road and with the B-1 Historic District submitted by Ms. Julie Neuman.

Planner Hogue explained this item was considered at March meeting. The AC noted the following concerns and directed staff to contact the petitioner regarding these issues;

- The attachment of the material to the structure;
- The look of the smooth glossy finish in relation to the rest of the building;
- The lack of detail regarding (i.e. “a spec sheet”) the proposed material;
- The potential for the yellowing of material over time;

Per the direction of the AC staff contacted the petitioner outlining the concerns of the AC with regard to this request. Per the request of the AC the petitioner has submitted specifications for the proposed material as well as attached details.

Ms. Julie Neumann and her contractor were present at this meeting. The contractor explained that only the railing and spindles on the front of the building would be replaced. The columns on the front of the building would be wrapped in the same material. He noted the glossy finish would diminish over time.

Ms. Neumann noted the building was in good shape when they took possession of it in 2010. Over time materials have deteriorated. Rust stains from nails have appeared and are problematic. She noted that as a property owner they wanted material which would look good and last. As a property owner

she shared the same concern as the AC in that she did not want “cheap” material which would detract from the look of the building. She then showed the AC a photo of the new material against the old noting they were virtually identical with the exception of the type of material (composite vs. wood).

The AC discussed the issue and, upon having the issues with the proposal addressed, noted a concern about have this material administratively approved. While the material holds promise only time will tell how durable the material is. The AC suggested a “wait and see” approach before allowing this material to be administratively approved.

A motion was made by Commissioner Styer, seconded by Commissioner Tapas, to approve the request as submitted with all railings, spindles and posts on the front porch of the structure at 445 Robert Parker Coffin Road to be replaced with “Fibercon Horizon Plus Series” composite material as presented by the petitioner and that this material not be considered for administrative approval at this time. On a voice vote, all aye.

3) Consideration of a request for signage for “Fidelity Wes Builders,” 203 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Mike Demar.

Planner Hogue noted at the March Meeting the AC raised concerns with the lack of detail with regard to the request for signage and requested a “proof” be submitted which identified the exact nature of the sign (including “integral” and “framework” elements of the sign. They also suggested the petitioner consider scalloping the edges of the sign to soften the appearance of the sign. Given the relatively large size of the sign requested details of how the sign would be mounted to the building. A motion was made by Commissioner Sylvester, seconded by

To that end the petitioner has submitted a revised “proof” of the proposed signage. As proposed the sign would be constructed of painted wood with the “integral” portion of the sign measuring 84” x 24” (14 Sq. Ft.). The “integral” signage is proposed to be mounted to a “framework” measuring 96” x 36” (24 Sq. Ft.). A model (not to scale) will be available at meeting time.

The sign would be principally painted blue with a white background and black accents (including blue & black borders). Planner Hogue reported that as proposed the wall sign is approvable. As nothing was submitted regarding the proposed hanging sign, that sign is not part of this request.

The AC still had concerns with the request as proposed and made the following suggestions;

- A more defined radius on the edges of the backboard of the sign be identified;
- Re-submit a “Photoshop” image of the sign on the building with the correct dimensions;

A motion was made by Commissioner Styer; seconded by Commissioner Mikolajczak to table the request for signage to allow for the consideration of the following items;

- A more defined radius on the edges of the backboard of the sign be identified;
- Re-submit a “Photoshop” image of the sign on the building with the correct dimensions;

On a voice vote; all aye.

4) Consideration of a request for signage for the “Long Grove Senior Care” for property located on the south side of Route 53 between Mardan Drive and Long Grove Road, submitted by the Long Grove Senior Care LLC.

Planner Hogue indicated that the AC had reviewed and approved most aspects of the development with the exception of signage which was to be brought back for consideration at a subsequent AC meeting. He noted per the previous AC consideration of the proposal (Aug. 2014) the AC suggested a style of sign which better reflected the architectural elements for the building such as a stone base instead of wood posts.

He further explained that that as submitted one ground sign (double faced) of approximately 25 square feet (3.6’ x 6.9’) is proposed for the site. Location is proposed on the west side of the access into the site The sign will be mounted on a concrete foundation with stone veneer side and base to match the stone veneer on the base of the building. The back panel of the sign will be colored to match the siding on the building elevation (blue-grey) with 6” metal letters mounted to the back panel. A wooden top panel and finial (white in color) will cap the top of the sign structure.

Fixture specifications for the uplighting have been submitted and, as proposed, a single LED fixture (American Compact LED floodlight – ACP1 LED Series) will be centered on each side of the sign. One (1) fixture is proposed for each sign face.

He also noted that there are no “hard” standards for this sign as it falls under the umbrella of the previously approved special use permit. Site lines should be considered with regard to sign placement well as any standards for sign placement from a state right-of-way. Although not strictly applicable the signage is within the parameters established for other institutional land uses such as “Churches, Public Buildings and County Clubs”.

Mr. Thad Gleason, project architect, Gleason Architects, then presented the request for signage in detail. He explained the materials to be used in the sign construction noting the stone and hardi-board materials were as proposed were identical to the materials to be used on the principal structure. He further indicated that the sign would be double sided with LED illumination on each sign face. Substantial landscaping is proposed around the base which will screen the illumination source. Plant materials have been selected which will achieve a maximum height of 18” which will screen the illumination source but not interfere with the copy on the sign. Per his testimony placement of the sign has been situated so no vision triangle or sight line issue exist along Route 53.

The AC discussed the request and had no issues with the materials or look of sign as proposed but were concerned with the overall visibility of the sign by traffic moving on Route 53. They questioned the distance of the sign from the Rt. 53 R.O.W. and well as the sight line for traffic (particularly east bound) seeking to identify the facility. The lateral distance for sign visibility (from approaching traffic) is the issue.

Mr. Jordan Glazov, GART Partners, indicated IDOT would put up directional signage in their ROW along Route 53 to alert drivers approaching the entrance of the facility. Per IDOT standards the proposed ground sign could be located 3 feet from the stop line on the property. As proposed the ground sign is within the sight line parameters established by IDOT.

A motion was made by Commissioner Tapas seconded by Commissioner Styer, to recommend approval of the request for signage as presented, including materials and proposed LED illumination, subject to the following conditions;

- The foundation of the sign be set to be below the frost line;
- The exact placement of the sign may be closer to the ROW (to maximize lateral visibility) subject to staff review and approval.

On a voice vote; all aye.

5) Consideration of a request for signage for “Property Tax Consultants Inc” 114 Old McHenry Road within the B-1 Historic District, submitted by Sign-a-rama of Buffalo Grove.

Planner Hogue reviewed his findings regarding the request noting as submitted the petitioner proposes one (1) hanging sign measuring 24” x 38” (6.3 sq. ft.). Square footage of the commercial space for which the sign is being requested is approximately 1,100 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 (6.3 square feet +/-), the requested signage is within the square footage limits for the floor area at this location. The hanging sign would be mounted (w/ “S” hooks) to the existing scroll bracket of the front (west side) of the building. The sign as proposed is to be “Omega Board” and a trim cap. Lettering is proposed to be painted in blue with a white background and red accents including a border. No illumination is proposed with the sign request.

He stated the request as submitted is approvable and urged the AC to consider the recommendations regarding signage from the “Downtown Design Guidelines” in their consideration of the request.

The petitioner, Mr. Frank Mete, indicated he had contacted Sign-a-rama in Buffalo Grove regarding the proposed sign. As proposed the sign is the same size and in the same location as was the sign for the previous tenant at that location.

The AC discussed the request and first of all encouraged the petitioner to inspect the mounting bracket to ensure it was capable of supporting the proposed hanging sign. The AC raised concerns with the “generic” look of the sign and the lack of relief to the sign with painted letters as proposed. They also noted concerns with the shape of the sign and suggested scalloped edges to add more interest to the sign. In short, the AC suggested modifications to the sign and directed the petitioner to consider more of the recommendations found in the “Downtown Design Guidelines” into the design of the sign.

A motion was made by Commissioner Styer, seconded by Commissioner Sylvester, to table consideration of the request for signage to allow the petitioner the opportunity to consider the recommendation of the “Downtown Design Guidelines” which will further articulate the sign to the architectural style of the building. On a voice vote, all aye.

OTHER BUSINESS:

Modifications to AC Rules and Procedures

Per the direction of the AC at the March Meeting staff made modifications to the AC Rules and Procedures for consideration at this meeting. Modifications centered around modifications to the Village Code which allow minor exterior changes to structures in the historic district subject to administrative review by a subcommittee of the AC and specifically to allow a subcommittee of two (2) AC members (the chair and another member to be selected on a rotating basis) to review requests for “minor” modifications. If consensus on the request cannot be reached by the sub-committee then full AC review will be required.

After discussion the AC had concerns with the modification as proposed. Commissioner Tapas will review and make additional modifications for consideration at the May Meeting. No additional action was taken in this item.

Resignation of Commissioner Closson

Planner Hogue informed the AC that he received the resignation of Commissioner Closson from the AC. Commissioner Closson indicated had accepted a position of employment in Dallas, Texas and was therefore resigning from the Commission.

The AC wished Commissioner Closson well in his new location and thanked him for his service to the AC and Village of Long Grove.

Adjournment: Commissioner Sylvester made a motion to adjourn, seconded by Commissioner Tapas. On a voice vote; all aye. Meeting adjourned at 8:27 p.m.

Respectfully Submitted,
James M. Hogue
Village Planner