

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
RESCHEDULED REGULAR MEETING
September 23, 2019
7:00 P.M.**

Chairman Michaelson-Cohn called the regular meeting of the Long Grove Architectural Commission (AC) to order at 7:01 p.m. with the following members present;

Members Present: Chairman Michaelson-Cohn, George Tapas, John Plunkett, Moanna Mower, Allen Roiter and Jeanne Sylvester.

Also Present: Members of the public.

Members Absent: Laura Mikolajczak

VISITORS BUSINESS: None

Approval of the August 19, 2019 Draft Meeting Minutes:

Minor typographical errors were noted in the draft minutes.

A motion was made by Commissioner Plunkett seconded by Commissioner Sylvester, to accept the draft minutes as corrected. On a voice vote, all aye.

NEW BUSINESS:

- 1) **Consideration of a request by to allow replacement signage for the “Woodfire Tavern” (formerly “PUB 83”), 4868 Illinois Route 83 and zoned under the R-2 PUD District submitted by Mr. William Feldgreber.**

Planner Hogue explained the history of signage requests on the property. He then noted the petitioner has submitted revised sign faces which indicate a proposed name change for the restaurant from “Pub 83” to the “Woodfire Tavern”. The two (2) existing ground signs, as previously approved, are proposed to be refaced. One ground sign is located near the principal structure on the property. The second sign is located near the previously reconfigured second entrance on Gilmer Road.

The ground sign nearest the principal structure will have the existing channel letters removed and the background sign repainted. A wooden sign face measuring approximately the same as the existing signage 16 sq. ft. would be affixed to the existing sign monument. The sign would be double faced.

The second ground sign, off the Gilmer Road entrance, is slightly smaller than the sign nearest the building. This sign will contain approximately 8 square feet of sign area and will be constructed of vinyl lettering affixed to the existing sign base. The sign base will be repainted to cover the existing copy on this sign (no channel letters on this sign; copy is painted on the sign base). This will also be double faced.

The proposed signage will be constructed of wood panels with a black, white and green color scheme with a flame and fork logo. Background color will be principally Light Tan and will mirror the existing "PUB 83" signage except for the change in copy.

Both signs will be illuminated with external illumination previously approved by the AC and presently installed.

Mr. William Feldgreber, representing the business owners indicated the size of the signage at both locations will not change. The color scheme for the signage will remain more or less consistent with the existing color scheme. The smooth beige background would remain. Vinyl letters would be used for the sign copy.

The AC noted concerns with how the new face panels would be mounted to the sign bases and the vinyl letters fading in the elements. The AC also asked if a textured background could be considered to give the sign more character.

Mr. Feldgreber responded that the existing smooth background was better for mounting the copy to the sign base. The business owners were also concerned with the fading lettering and materials used would be as resistant to fading and the elements as possible.

A motion made by Commissioner Tapas, seconded by Commissioner Plunkett to recommend approval of the signage as submitted subject to the following:

- The vinyl letter shall be as fade resistant as possible; material specification shall be submitted to staff.
- External illumination for the large sign shall be masked from view using existing vegetation or other screening source.
- The large sign shall be the same dimensions as currently exists and shall not increase in size.

On a voice vote; all aye.

2) Consideration of a request for signage for "Midtown Home & Market", 217 Robert Parker Coffin Road and within the B-1 Historic District, submitted by Ms. Ellen Gerbasi.

Planner Hogue reviewed the request indicating the petitioner is requesting signage for the space 217 Robert Parker Coffin Road. This space was formerly occupied by "Galena Canning Company". This is part of the Mill Pond Development.

Based upon the items submitted the petitioner is requesting one single (1) wall sign, to be affixed to the front (Robert Parker Coffin Road) side of the building and would measure 6' x 2' (12 square feet). The sum total of the requested signage is 12 square feet. Materials out of which the sign will be constructed are exterior grade plywood painted white with black lettering. A stained brown 1"x 2" border is also proposed around the perimeter of the sign. No request for illumination was included with the signage application however existing illumination (up lighting) is in place and may be utilized by the petitioner for sign illumination.

Square footage of the commercial space for which the signage is being requested is approximately 1090 square feet. For retail spaces containing 1,001 to 3000 sq. ft. of floor area 20

square feet of signage may be allowed per the adopted Village Zoning Code. The sign will be bolted to the wall and located 8' high as measured from grade and more or less centered on the wall of the structure. This is the approximate location of the previously approved and installed signage.

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (12 square feet), the request is within the square footage limitation for the floor area at this location.

The AC had concerns and suggestions with the signage as proposed.

Specifically the following was noted;

- Concerns were raised over the “flatness” and “lack of texture” with the sign; it was noted this gave a temporary look to the sign which lacked permanence;
- Consider raised lettering and a raised sign border or having the sign lettering routed to add “texture” and “uniqueness” ;
- Consider arching the sign to match the arch in the small window to the side of the sign;
- Consider if there are any alternative locations which better display the sign;
- Consider incorporating elements into the sign from the “Downtown Design Guidelines” as they relate to the proposed signage.

The Commission also asked for details on how the sign would be affixed to the building and verification, that as proposed, the lettering and border would be painted on the face of the sign.

As there was not a representative present at this meeting to respond to these concerns the AC tabled consideration of this item to the October 21st Regular AC Meeting.

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester to table this item to the next regular meeting with staff to relay the feedback for the AC to the applicant.

On a voice vote; all aye.

3) Consideration of a request for signage and exterior alterations for property located at 403 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. John Long and Paul O’Meara on behalf of the Landmark Exteriors Inc.

Planner Hogue explained the request noting that both signage and exterior alterations were requested.

Landmark Exteriors, proposes the removal of the existing exterior siding and replacement with Hardie Shake Siding with a trim board to be installed along the bottom of the windows and LP Lap Siding to be installed below the trim board to grade. The proposed color scheme will be comprised of grey shake siding with trim board with red lap siding below. A mock-up of sample materials with proposed colors was presented for AC consideration as well as photos of the existing structure.

New doors and windows are also proposed for the structure. Photos of the proposed doors and windows were included with the elevations submitted for AC consideration.

Planner Hogue noted an excerpt from the downtown design guidelines was provided for reference by the AC.

The AC had no issues with the external alterations as proposed and were favorable to the materials and colors as proposed.

Mr. John Long, petitioner, noted that “gooseneck” lighting was also proposed for external signage illumination.

With regard to the exterior alterations the AC made the following motions;

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester, to recommend approval of the proposed lighting fixture, doors and windows, siding materials and colors as presented.

On a voice vote; all aye.

A motion was made by Commissioner Plunkett, seconded by Commissioner Sylvester, to recommend the doorway be reconfigured to add columns or pilasters (corner posts on “bump out”) and place a larger molding (6” – 8”) between the door frame and columns and “picture frame” the door and to accept the door color, material and style as proposed without “shakes” on the door frame.

On a voice vote, all aye.

A motion was made by Commissioner Mower, seconded by Commissioner Tapas to have the applicant consider adding “cross bars” (muntin’s) in the casement windows on the Robert Parker Coffin side of the building to add character to the building.

On a voice vote, all aye.

With regard to signage, as submitted, the petitioner is proposing a single sign to be mounted to the front of the structure over the corner entrance to the building at Old McHenry and Robert Parker Coffin Roads.

The proposed sign face measures 82” x 36” (6.8’ x 3’) or 20.4 square feet. The measurement does take into account the background area of the sign. As the copy area of the sign is less than the area of the sign face, the actual area of the sign is less than 20 square feet.

The square footage of the structure is 1,625 square feet and has a maximum allowable sign area of 20 sq. ft.

The sign will be constructed of a 2” sandblasted HDU panel with a raised copy logo and border. The copy will be red and black on a white background. The sign will be mounted to the building using angle iron to keep the sign vertical over the door.

Of note, the sign will be mounted to a portion of the “mansard roof” on the structure. He then reviewed the definitions of “roof signs” & “wall signs” noting that roof signs, as defined, are prohibited.

He further noted roof signs are typically erected on a vertical framework supported by or located entirely over the roof of a building and extend above the roof line. Examples of such signage were presented for illustration of the concept.

As this is not the case with sign; staff is of the opinion that this sign is better defined as wall sign than a roof sign.

The AC disagreed with this finding noting that the proposed sign was a roof sign as defined.

The applicant noted that due to the configuration of the building and adjacent roadways there was no opportunity for placing a ground sign on the property. A hanging would not work over the door either as the sign would hang down too far into the door way opening. Aside from the roof, there was very little opportunity to place signage on this property.

After substantial discussion on placement of the sign it was determined that signage as proposed would be acceptable if incorporated into the structure rather than affixed to the exterior of the structure.

It was suggested an alcove or “inverted dormer” be created to mount the sign over the doorway which would incorporate the signage into the structure rather than affixing it to the roof of the structure.

The Petitioner was amenable to this suggestion.

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester, to have the applicants submit revisions for AC consideration which incorporate the signage into the structure as opposed to being mounted on the exterior of the structure.

On a voice vote; all aye.

OLD BUSINESS: None

OTHER BUSINESS: None

Adjournment: With no further business, a motion to adjourn the meeting was made by Commissioner Tapas, seconded by Commissioner Plunkett. On a voice vote, all aye.

Meeting Adjourned at 8:53 p.m.

Respectfully Submitted,

James M. Hogue

James M. Hogue, Village Planner