

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
RESCHEDULED REGULAR MEETING
October 21, 2019
7:00 P.M.**

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: Chairman Michaelson-Cohn, Laura Mikolajczak, George Tapas, Moanna Mower, Allen Roiter and Jeanne Sylvester.

Also Present: Members of the public.

Members Absent: John Plunkett

VISITORS BUSINESS: None

Approval of the September 23, 2019 Draft Meeting Minutes:

Minor typographical errors were noted in the draft minutes.

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

ACTION ITEMS:

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

Planner Hogue reported the applicant has been contacted on two separate occasions via e-mails. The comments and concerns from the AC, per the direction provided at the September 23rd meeting, have been provided to the applicant.

To date staff has received no response from the applicant.

Planner Hogue suggested this item be tabled until such time as revisions to the application are received.

A motion was made by Commissioner Tapas, seconded by Commissioner Roiter, to table the request for signage for “Midtown Home & Market” indefinitely until such time as revisions to the signage, per the AC direction, are received.

On a voice vote; all aye.

- 2) **Consideration of a request for signage for “Madelaine Photography”, located at 146 B Old McHenry Road and within the B-1 Historic District, submitted by Fast Signs.**

Planner Hogue indicated the petitioner proposes two signs; a wall sign measuring 28” x 12” (2.23 sq. ft.) and a freestanding sign (single faced) measuring 18” x 18” (2.25 sq. ft.) for a total of 4.48 square feet.

As submitted the requested signage is within the parameters of the Village Code and therefore approvable. The square footage of the proposed signage (4.48 sq. ft.) is within the maximum allowable square footage of 12 square feet based on the leasable area of the structure.

Locations for the proposed signage were not submitted. He urged the Commission to confirm the location of the proposed signage through testimony.

Ms. Madelaine Kocjan, business owner and applicant, indicated the post mounted ground sign would be at approximately the same location as a previously approved post mounted sign. The other sign would be a hanging sign, not a wall sign and suspended from existing eye bolts on structure. Both signs would have gray vinyl lettering on a white background.

After discussion the AC noted concerns/suggestions with the signage as proposed and made the following recommendation;

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester to recommend approval of the proposed signage subject to the following;

- The proposed signage shall have a “whitewash” textured finish;
- A frame or border will be added to both signs;
- Copy on signs shall be grey to match the color of the building where they will be located;
- Except for sign size, both signs shall be identical in terms of color, copy, finish, font, etc.
- Hangers for the 28” x 12” inch sign to be suspended from the existing eye bolts shall be submitted to staff for review and approval.

- The following shall be provided for 18” x 18” ground mounted sign –
 1. The type of post (material, color, dimension) shall be submitted to staff for review and approval
 2. Mounting hardware to be submitted to staff for review and approval.
 3. A site plan/diagram identifying the placement of the sign shall be submitted to staff also.

On a voice vote; all aye.

3) Consideration of a request for signage for Building “E” (Verizon Wireless) 4188 Illinois Route 83 within the Sunset Grove PUD, submitted by Identiti Resources.

Planner Hogue reviewed the history of the Sunset Grove PUD approval and noted that the property in question was previously occupied by “Verizon”. Signage similar to that proposed was previously approved in 2011.

One sign is proposed on the west elevation of the structure

The signage is proposed to be individual channel letters flush mounted with a white sign face and red “checkmark” logo (acrylic faces) are also proposed. Aluminum returns white in color are proposed and

fastened to the wall of the building. The color pattern (red & white) is consistent with the previously approved signage at this location.

Signs are proposed to be illuminated in red & white LED. Backlighting of signage utilizing LED's has been deemed acceptable at this location.

The proposed signage is within the allowable square footage for such signage as allowed by the PUD approval ordinance. This calculation also includes the "checkmark" logo.

Sign placards (red, white & black in color) will also be placed on pylon sign number 2 on the Route 83 frontage. The placards will be consistent with the other placards on the pylon sign and is permissible at this location.

A small amount of window signage is proposed for the door of the structure. This signage totals less than 10% of the window area and is permissible per the village code as follows;

Window Signs: Window signs shall be permitted when located on the interior side of a window. The aggregate area of all such window signs shall not exceed more than ten percent (10%) of the total area of the window. Illuminated window signs shall be permitted, subject to the provisions of this section.

Ms. Sweta Lee representing the applicant, reiterated the specifics of the requested signage and noted signage was only requested for the west elevation of the structure.

Commissioner Sylvester noted that while she had no objection to the signage as proposed, she felt the multitude of signage colors and font styles within Sunset Grove detracted from overall good design of the development and added a highly commercial feel to the area.

A motion was made by Commissioner Tapas, seconded by Commissioner Roiter, to recommend approval of the signage as submitted for the west elevation of 4188 Route 83 and placards subject to the following;

- All holes in the façade of the structure from previous signage be patched and filled to match the façade of the structure.

On a voice vote; all aye.

4) Consideration of a request for signage 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 reviewed the actions of the AC at the prior meeting noting that after substantial discussion by the AC 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.

Petitioners have now modified their request to include two (2) signs, one to be mounted into the front (corner entrance/ inverted dormer as previously discussed) and the other, a hanging sign (double faced) to be placed on the Old McHenry Road side of the structure.

Chairman Michaelson-Cohn inquired about the inverted dormer and how the sign would be attached to the building.

The applicant responded that the sign would be attached to the “back wall” of the copper lined inverted dormer via a black iron bracket which would be hidden from view. The sign could now be considered a wall sign.

It was suggested that up-lighting be used in place of the “goose neck” lighting as proposed. The “ledge” of the dormer could accommodate the up-lighting. A single “goose-neck” light (instead of 2 as proposed) may also be acceptable.

Commissioner Tapas made a motion, seconded by Commissioner Sylvester, to recommend approval of the “dormer sign” subject to the following conditions;

- The vertical surface of the rear of the inverted dormer qualifies this as a wall sign;
- The inverted dormer shall have a copper backdrop and dormer dimensions shall be submitted;
- The iron mounting bracket shall protrude 6’ to 8’ from the rear vertical surface of the inverted dormer;
- Lighting plans shall be revised to include one goose-neck light instead of 2; the light shall be mounted above the sign;
- Lighting shall be to scale and in proportion to the sign and inverted dormer;
- The inverted dormer/signage shall be located on the Old McHenry Road side of the building.

On a voice vote, all aye.

After discussion it was determined that the second sign, a hanging sign (originally proposed for Old McHenry Road side of the building) would be replaced with a ground sign to be located on the Robert Parker Coffin Road side of the property.

The AC requested that the specifics of this signage (size, color, copy, materials, etc.) and proposed placement of the sign on the property be brought back to a subsequent meeting back for further consideration.

5) Consideration of a request for signage for “Irons & Woods” located at 2727 Illinois Route 53 (formerly Geimers) within the HR Highway Retail District submitted by Hughes Signs.

Planner Hogue presented a request from the applicant that this item be removed from the agenda and not considered at this meeting. He noted the item would not be placed on a future agenda until such time as the applicant made a request for re-consideration of this matter.

The AC honored this request and took no action on this item.

OLD BUSINESS: NONE

OTHER BUSINESS:

Commissioner Mower noted that with the difficulty and frustration for both the applicant and the AC with regard to the 403 Robert Parker Road signage request that consideration be given to forming a sub-committee to re-examine the sign regulations particularly as they relate to downtown signage.

The AC then discussed their duties and their responsibilities in implementing the village code, particularly, signage regulations. It was noted that overall the sign regulations have worked well in most instances. It was recognized the 403 Robert Parker Coffin Road structure was unique and not typical of the structures found in the downtown. The mansard roof is difficult to work with, particularly as it relates to signage.

Typically a difficult situation has resulted in a creative solution to signage while working within the parameters of the existing regulations. In general, this has created desirable results with regard to quality signage ultimately installed.

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

Meeting Adjourned at 9:15 p.m.

Respectfully Submitted,

James M. Hogue

James M. Hogue, Village Planner