



## MEMORANDUM

TO: Village President and Village Board  
FROM: James M. Hogue, Village Planner  
DATE: May 19, 2020  
RE: Board & Commissions Report for 5/26/20

This memo intends to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Commission (AC).

### **AC 5.18.20 (held remotely) - 2 Action Items**

- 1) Consideration of a request for signage for the “Corked” 132 Old McHenry Road within the B-1 Historic District, submitted by Roman Signs.**

#### **VOTE; Recommend approval with conditions**

As submitted the petitioner proposes three signs; a hanging sign (22”x 44”) measuring 6.2 sq. ft. (and two menu panels for total of 7.48 sq. ft.) and an identical free standing ground sign measuring 6.2 sq. ft. and a wall sign proposed over the entry way measuring 8” x 90.5” or 4.97 square feet.

The hanging sign will also include two (2) menu panels suspended below the main sign measuring 6” x 16” (.664 square feet each or 1.28 square foot total). The hanging sign, including, panels has a total square footage of 7.48 sq. ft.

Total square footage of all signage requested equals 18.65 square feet. Square footage of the commercial space for which the sign is being requested is approximately 1,400 square feet. For retail spaces containing 1,001 to 3,000 sq. ft. of floor area 20 square feet of signage may be allowed.

Based upon the total square footage of signage proposed (18.65 square feet), the requested signage is within the maximum square footage of signage permitted at this location. Signage may be divided up between wall signs, hanging signs and freestanding signs but may not exceed the maximum allowable square footage allocated by floor area.

The hanging sign would be mounted to the existing post in front of the building along Old McHenry Road. The free standing sign will be mounted to 4” x 4” posts located in front of and centered on the porch of the existing structure. The wall sign will be mounted over the stairway entering the building. The hanging and ground signs will be constructed of sandblasted HDU (2” thick) with a wood look finish. The logo and border will be raised. The wall sign would be made of MDO board and will not have any raised features (i.e. “flat”). All signs would be painted with grey copy & borders on a dark charcoal gray background. The 4 x4 posts will be painted to

match the background as well. The signs appear to be non-illuminated or will utilize existing illumination as no request for illumination is included with the request.

Mr. Ben Niernberg, applicant and business owner, reiterated the sign specifics noting that the signage was designed to appeal the clientele they were hoping to attract while keeping in character with downtown Long Grove. He noted new illumination is not anticipated or requested with this signage, existing illumination will be used.

Over all the AC was favorable to the signage but had concerns regarding readability and in particular the color contrast of the “grey on grey” and visibility. They also suggested a slight reduction in the size of the copy (5%) of the free standing and hanging signs and a slightly heavier font to improve readability. The applicant was amenable to these suggestions.

After the discussion the AC made the following recommendation with suggestions\conditions

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

- Signage be in general conformance with the plans submitted for AC review at the May 18th meeting regarding sign types; size, color; copy, placement and materials;
- Consider reducing the sign size (copy) by 5% on the freestanding and hanging signs and slightly increasing the boldness of the font; center the words “Wine Bar” under “Corked”.
- Evaluate the “grey on grey” color scheme for readability.
- No additional illumination shall be utilized in conjunction with the signage unless brought back for AC consideration.
- No more than 2 menu panels shall be displayed at any time; all menu panel designs shall be kept on file with village staff.
- Construction specifications for the menu panels shall be submitted to staff for review.
- Consider removing the corkscrew logo from the wall sign.

On a voice vote; all aye

**2) Consideration of a request for subdivision identification signs for the Herons Landing PUD\Subdivision located at the intersection of Port Clinton and Blue Heron Roads, submitted by Mr. Dan Egan, President A-1 Contractors, Inc on behalf of the Heron’s Landing HOA.**

**VOTE;** Recommendation of approval with conditions

The request is being made on behalf of the Herons Landing Homeowners Association to allow the installation of two (2) new subdivision identification signage at the entrance to the subdivision. The existing ground sign at the subdivision entrance, located in the entrance island will be removed. The proposed signage will be located on both sides of Blue Heron Road at its intersection with and facing Port Clinton Road.

The new signage will consist of two stone monuments with copy mounted to the monument faces. The signs will be single faced and constructed of stone to reduce maintenance and deterioration of the signage over time. Each monument will be 16’ wide and consist of two pillars with one end measuring 6’ and 5’ on the other. The face of the monument will taper in height from 5’ to 4’ between the pillars. The monuments will be constructed of will be Chilton Weathered Edge stone and the copings/pillar caps will be Bluestone.

The copy will consist of black powder coated steel\aluminum lettering in a Lucinda Calligraphy font and spell out “Herons Landing”. Capital letters will measure 1’ in height, lower case letters will measure approximately 7.5” in height. Lettering will mounted into the sign face which will be left natural in color.

Illumination is proposed. The existing post lights will be removed and capped off with junction boxes to make the electrical connection at this location. Up lighting utilizing three (3) thirty-five watt LED floodlight fixtures 2700 to 3000 K (Dauer 490010 “Diplomat”) are proposed to be ground mounted in front of the sign with illumination directed toward the sign face. Fixtures will be screened by vegetation in planting beds in which they will be placed. Down lighting is also proposed via four (4) four watt LED fixtures 2700 K (Dauer 490082 “Timberline”) to be placed under the cap stone on the top of the monument signs.

Based upon staff review of the proposal, approximately 10 square feet of signage is requested for each sign face for a total of 20 square feet of signage. This is in compliance with the Village Code requirement of a maximum of 40 square feet for such signage and no more than two (2) such signs. The signage is proposed to be 5 feet from any right-of-way line and 18” behind the “vision triangle”. This signage should not interfere, confuse, or mislead traffic movement as it setback any right-of-way and configured so as not to obstruct, impair, obscure, or interfere with the views of a vehicular driver, pedestrian, or cyclist.

Mr. Dan Egan, A-1 construction, reiterated the project specifications and noted the finished product will look very similar to the renderings presented to the AC for consideration.

Overall the AC was receptive to the signage as proposed. It was suggested that the applicant consider centering the copy on the 5’ side of the sign rather than the 4’ side as proposed. The concern was the copy would be too low affecting readability and potentially being screened by vegetation in the planting beds.

The AC asked about vegetation to screen the up-lighting fixtures. The applicant noted a combination of plantings would be used around the sign with boxwood being most likely used to screen the fixtures. A variety of annual plantings would also be utilized.

Questions were raised about the down-lighting. It was noted these are very small fixtures and would be located under the 1.5’ overhang of the Bluestone capping and out of view.

A question was also raised about the adequacy of the foundation to support such a heavy structure. Mr. Egan responded that structures of this type a frost wall foundation is utilized to ensure the foundation is below the frosty line and remain stable to support the monument signs.

After discussion Commissioner Tapas made a motion, seconded by Commissioner Plunkett to recommend approval of the proposed signage with the following recommendations\conditions;

- Signage be in general conformance with the plans submitted for AC review at the May 18th meeting regarding size, color; copy, placement and materials including illumination.
- Copy be centered on the 5’ vertical and not the 4’ as shown.
- Up-lighting fixtures be screen year round; boxwood as proposed is acceptable.
- Foundation plans be submitted to staff to review for code compliance.

On a voice vote; all aye

**Next Regular Meetings; CSCC; 6.3.20 AC; 6.15.20; PCZBA; 6.2.20**