



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: May 18, 2021
RE: Board & Commissions Report for 5/25/21

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 - 3 Action Items

1) Consideration of a request for approval for a replacement sign for “H & I Auto”, (formerly “Auto World USA, Inc”) on property known as 7151 Rt. 83 Unit D, Submitted by Wellcom Signs on behalf of business owner Yunje Kim.

VOTE: - Roll Call Vote; 6 Aye, 0 Nay Recommending Approval of the request as submitted.

Planner Hogue explained the request noting the property in question is located approximately at the southwest corner of Route 83 and Route 45. The property is zoned under the “B-2” Suburban Business District regulations. The property was the subject of litigation in 1986 and a court order established use of the property as an automotive service & shopping center as well as parameters for signage on the property. In short, signage for this development deviates from the “B-2” signage regulations found in the Village Zoning Code and are established by the this court order.

The set of parameters was for building or tenant signage, per the court order, are incorporated in to this this request for signage. These standards supersede the Village Zoning Code in this instance.

Mr. Yunje Kim has now leased the tenant space in Unit D of the building and is requesting signage for his business.

The sign is contemplated to be made of a blue vinyl laminate silhouette letters mounted on 3” aluminum studs. As proposed the signage will be non-illuminated. A rendering of the proposed location of the signage on is attached.

Copy will read “H & I Auto” over the entrance with Korean script over the service bay door indicating “repair auto”.

As proposed letters are 18' inches high which is consistent with court order regarding letter height in height. Exterior signage is non-illuminated and contains no moving or flashing lights which is also consistent with the court order.

Upon review of the request the AC found that the signage as proposed was consistent with the court order for tenant signage at this location as well being consistent with other signage at this location.

The AC recommended approval of the signage as submitted at this location.

2) Consideration of a request for exterior alterations for property located at 111 Old McHenry Road within the B-1 Historic District, submitted by property owner Paul O'Meara.

VOTE: - Roll Call Vote; 6 Aye, 0 Nay Recommending Approval of the request as submitted.

Planner Hogue indicated the petitioner proposes exterior alterations for the property/structure ("In Motion Dance") located at the northwest corner of Old McHenry and Robert Parker Coffin Roads adjacent to the building occupied by Landmark Exteriors. Visual inspection of the building facade indicated upgrades/maintenance appear to be badly needed.

The applicant, Landmark Exteriors, proposes the removal of the existing wood siding and replacement with Hardie Straight edge shake siding with a 6" belly-board to be installed along the bottom of the shake. Below the belly board LP Smart Board panel siding in a batten grain style with trim boards. The proposed color scheme is white in keeping with the existing color of the building. A schematic (with corresponding labels & key) illustrating the proposed alteration is attached.

A new black steel roof is proposed to replace the existing steel roof over the front doors and windows on the structure.

Therma-Tru; 2 wide double doors with a 2 x 3 Simulated Divided Lites or SDL grid pattern and bottom panel are proposed. The new doors are proposed to be black in color.

New windows are also proposed for the structure. The existing front ground floor windows are proposed to be removed and replaced with picture windows. As proposed, picture windows would be installed with a 3 wide over 3 high SDL grid pattern (i.e. muntins) with a black exterior.

Windows on the south elevation (corresponds to "F") the 2 wide double hung windows are proposed to be replaced with a black exterior/white interior 2 x 2 grid pattern, upper sash windows.

The AC questioned whether the use of "Hardi-Board" material had been used in other downtown applications.

Hardi-board indeed had been in other downtown applications and is the same material used in the renovation of the adjacent 404 Robert Parker Road structure (also owned and upgraded by Landmark Exteriors).

3. Consideration of a request for signage for property located at 404 Robert Parker Coffin Road within the B-1 Historic District, submitted by Paul O'Meara on behalf of the Landmark Exteriors Inc.

VOTE: - Roll Call Vote; 6 Aye, 0 Nay Recommending Approval of the request w/conditions.

Planner Hogue reported that in September of 2019 Landmark Exteriors proposed exterior renovations for this structure which were approved and is presently the exterior treatment for this structure.

Signage was also proposed, and after substantial discussion between the AC & the applicant, a signage proposal was ultimately approved. However, the applicant later had concerns with what was approved from largely a maintenance perspective and the approved signage was never installed.

Landmark Exteriors is now submitted and alternative concept for signage. As submitted the petitioner is proposing a single sided wall sign to be mounted to the structure on the on the Robert Parker Coffin Road side of the building.

Per the Village Code a Wall Sign is defined as follows;

WALL SIGN: A sign attached to a wall of a building or structure in such a manner that the wall becomes merely the supporting structure, or in which the wall forms the background surface.

The proposed sign face measures 120” x 24” (10’x 2’) or 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 constructed of a flat wood panel with painted copy logo and black border. The copy will be red and black on with a white background. The sign appears to be flush mounted to the building.

The AC made the following suggestions to the signage as proposed;

- a). Provide a raised (black) border or frame around the sign to give more depth and be more consistent with other downtown signage.
- b). Offset or angle the “Windows; Siding, Entry Doors” copy as well as slightly increasing the font to increase readability of the sign.
- c) Provide specifications or a diagram of how the signage will be mounted to the building.
- d). Revisions to be sent to Village Staff for final review and approval.

The applicant was amenable to the modifications as suggested

The AC had no issues with the sign request and recommend it be approved with the conditions as discussed.

OTHER BUSINESS:

1) Property Maintenance – former Oman’s Flower Farm ; Rt. 83

The deteriorated condition of the former Oman property on Route 83 has come to the attention of the Architectural Commission. See the attached memorandum outlining their concerns.

Next Regular Meetings; **CSCC**; 6.3.21 **AC**; 6.21.21; **PCZBA**; 6.2.21