

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
REGULAR MEETING
Kildeer-Countryside School
April 17, 2017
7:00 P.M.**

Call to Order: Chairman Michaelson-Cohn called the regular meeting of the Long Grove Architectural Commission (AC) to order at 7:00 p.m. at the Kildeer-Countryside School with the following members present:

Members Present: Lynn Michaelson-Cohn, Chairman, Chuck Nora, Laura Mikolajczak, Moanna Mower and Eric Styer.

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

Members Absent: Jeanne Sylvester, George Tapas

VISITORS BUSINESS: Chairman Michaelson-Cohn asked if there was anyone from the audience who wished to address the Commission on a non-agenda item. Hearing none the meeting proceeded on to the next agenda item.

1) Approval of the March 20, 2017 Draft Meeting Minutes.

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

NEW BUSINESS:

1) Consideration of a request for signage for “Buffalo Creek Brewing” (formerly “The Studio) 360 Old McHenry Road within the B-1 Historic District, submitted by Mr. Michael Marr on behalf of Buffalo Creek Brewing LLC.

Planner Hogue gave a brief history of the property and reviewed the proposal as follows;

As submitted a wall sign measuring 83.5”x 55.5” (32.2 sq. ft.) is proposed. The sign will be machined from 1.5” high density urethane (HDU) material. The sign will have a low gloss painted finish with red elements on a gray background. The sign will feature relief for all elements in red per the submitted proof. Signage placement will be in the approximate location of the existing “Studio” signage. Signage will be mounted directly to the wall with screws. Signage will utilize existing illumination from the previous sign at this location. Square footage of the commercial space at which the sign is being requested is approximately 11,500 square feet. For retail spaces containing over 5,000 sq. ft. of floor area and located at least 50’ from the edge of “main” roadway pavement (B-1 District only) 38 square feet of signage may be allowed per the Village Zoning Code.

Based upon the total square footage of signage proposed (32.2 square feet +/-) the requested signage is within the square footage limits for the floor area 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 as allocated by floor area.

Mr. Mike Marr, Owner of Buffalo Creek Brewing, further explained the request reiterating the sign will be constructed of HDU material and 32.2 sq. ft. in size. Sign location will be the same as the existing sign. The exterior of the structure will be painted to mask the shadow of the previous signage. He also noted the landscaping on site had been cleaned up.

Commissioner Nora asked if new lighting was anticipated; Mr. Marr responded existing lighting from the previous signage will be utilized.

The AC had no issues with the signage as proposed.

A motion was made by Commissioner Styer, seconded by Commissioner Mower, to recommend approval of the signage as submitted. ON a voice vote; all aye.

2) Consideration of a request for an accessory structure (shelter/stage) on Towner Green, 132 Old McHenry Road, within the B-1 Historic District, submitted by Mr. Tobin Fraley on behalf of the Long Grove Arts & Music Council.

Planner Hogue explained the request as follows;

As proposed, a shelter/stage structure measuring 24' x 16' is being contemplated in Towner Green. Elevations and a site plan were submitted for the consideration of the AC.

The proposed structure would be placed in front of and to the left of the principal structure on the property. The front of the shelter/stage would face Old McHenry Road. The logic of placing the structure in this location is that; 1) it takes advantage of the shade provided by trees on the property; 2) it provides a recognizable and prominent gathering point for visitors to the downtown; 3) it provides a venue to allow performances at the various festivals in the downtown area.

The structure will be placed on six (6) cement foundation piers 42 inches deep. The structure will be comprised of cedar beams throughout the structure with 2" x 8" treated cedar or pine joists under the floor & roof with treated plywood floor. 25 year asphalt shingles are proposed for the roof. All exterior finishes will be stained in natural brown tones. A wood lattice will be placed around the base of the structure.

Mr. Tobin Fraley further explained the request noting the structure is anticipated to be used by more than just the Arts & Music Council. The structure is needed as the Arts & Music Council can no longer use Fountain Square. As this the case, there is an urgency to getting the structure built or having to rent space which the council would prefer not to do for fiscal reasons. They typically anticipate 350 to 450 people per concert.

He presented photos which identified the concepts shown in the submitted elevations.

The AC asked if the rear elevation will contain glass panes or be open, if electrical service was available to the structure and if flat or architectural shingles would be used.

Mr. Fraley responded that existing electrical service was available and the rear elevation would be framed for window but left open without any glass or other covering. This was to allow a view both to and from the existing structure on the property. Shingle will face away from Old McHenry Road and not be visible. A flat shingle is contemplated.

The AC question the open back to the structure. Mr. Fraley indicated visibility for “Unwined”. A back drop could be used if necessary. He also noted the architect had put a solid wall on the back of the structure initially.

The AC then discussed the merits of a completely open back to match the front and having the back closed. It was noted a closed back could serve as “screen” when movies were to be shown. The back wall serves to make the structure more of stage than a pavilion. There was also discussion of removal of the lattice around the base of the structure to deter animals from living under the stage.

After discussion a motion was made by Commissioner Styer, seconded by Commissioner Nora, to recommend approval of the structure as submitted with the following conditions;

- The rear wall of the structure is to be solid and the openings are to be removed;
- Exterior grade finishes are to be used both inside and out;
- Consider removing a portion of the lattice (rear suggested) to deter animals from living under the stage.

On a voice vote; all aye.

OTHER BUSINESS

1) Update - Proposed amendments to the Village of Long Grove Comprehensive Plan.

Planner Hogue reported that a draft of the plan update has been review by the Steering Committee is more or less complete. An edit of the “Public Hearing Draft” of the document has been completed and some minor text changes as requested by the steering committee still need to be written and incorporated into this draft document. This “Public Hearing Draft” is substantially complete at this point and will require one last review by the Steering Committee. Once reviewed, the “Public Hearing Draft” will be posted to the web page. A presentation will be made the new Village Board & PCZBA prior to public hearing on the document.

Staff will make a presentation to the AC on the proposed changes. Planner Hogue once posted he would provide the AC a link to the document as posted. He encouraged the AC to review this document prior to the presentation.

Adjournment: Commissioner Styer made a motion to adjourn, seconded by Commissioner Nora. On a voice vote; all aye. Meeting adjourned at 8:07 p.m.

Respectfully Submitted,
James M. Hogue
Village Planner