MEETING MINUTES OF THE  
ARCHITECTURAL REVIEW COMMISSION  
OF THE VILLAGE OF SPRING GROVE  
SEPTEMBER 18, 2017

Council Chambers, Spring Grove, Illinois, September 18, 2017; a meeting of the Architectural Review Commission was held this date at 6:02 p.m., at the Municipal Centre, 7401 Meyer Road, Chairperson McMahon presiding.

Call to Order. The following Commissioners were present: Chairperson Bob McMahon; Commissioners Mike Bukolt, Bryan Heinrichs, Kevin Hessenthaler, Dawn Iselin, Jeff Letzter and Kelly Popelka - 7. Also present for the Village was Bob Walczak, Building & Zoning Officer, and Laura Frumet, Deputy Clerk.


New Business.  
There was no representative present for the review of the 2504 Spring Ridge Drive ground sign so the commission reviewed the second agenda item first.

Review of 2450 Route 12 Unit O Wall Sign. A representative with the Comet Neon Sign Company was in attendance to answer questions from the Commission about the Verizon wall sign. Comet Neon has done many signs for Verizon stores and he showed a sample of a white aluminum channel letter that will be internally illuminated with LED lighting, consistent with the Uniform Sign Plan for the Spring Creek Plaza. The channel letters will be attached to a raceway to match the background. Comet Neon submitted one version of the sign with 26” tall letters on two different placement options above the storefront. The first option, which Verizon prefers, showed the sign to be on the gable-end above the storefront, with a measurement of 17’ to the top of the sign. The second illustration showed the same sign lowered to the sign band or fascia where all the other stores in the plaza have their signs located. It was the general consensus of the Commissioners that if the store was a stand-alone business, the sign being placed on the gable end would be appropriate. However, they felt that the sign placement should be consistent with the other signs and be placed on the sign band.

Discussion then commenced regarding the size of the letters. The other sign lettering in the plaza range from 16 – 22” tall. The Commission felt the lettering size should be reduced from 26” tall to 22” to keep the lettering within the green sign band like the other signs, with the exception of the red checkmark logo and the dotted portion of the small letter “i” which could extend into the gable end area. The bottom of the letters should be installed so they are in line with the bottom of the sign band.

Motion of Recommendation to the Village Board. Commissioner Letzter moved, seconded by Commissioner Iselin to approve the Verizon wall sign for 2450 Route 12 Unit O of internally lit white channel lettering installed on a raceway on the sign band with lettering 22” high, except for the letter i and the checkmark logo, which can extend into the storefront gable end, with the bottom of all the letters aligning with the bottom of the sign band. Roll call vote: Ayes: Bukolt, Heinrichs, Hessenthaler, Iselin, Letzter, McMahon and Popelka - 7. Nays: None. Motion carried.
Review of 2504 Spring Ridge Drive Ground Sign. Neither Chris Gagnon, owner of Sportdecals or a representative of the sign company was able to attend because of other commitments. The sign size of 60 sq. ft., height of 6’ from grade and setback location all meet the requirements of the Sign Ordinance. The sign will be located off Spring Grove Road, not Spring Ridge Drive which is where the ingress and egress to the company is located. The sign is aluminum fabricated with double sided internally illuminated white acrylic faces and vinyl graphics. The colors are Reflex blue around the address numbers and 2 shades of gray elsewhere. The 12” aluminum skirt along the bottom will have natural fascia brick to meet the natural elements sign criteria, which will be approved by Inspector Walczak and Chairperson McMahon as no samples were submitted. The low landscaping will be perennial hostas and evergreen white flowering juniper.

Mr. Gagnon previously stated the business names that are located under the Sportdecals header are their “family of brands”. He also previously affirmed the brand companies are all located in the building. Chairperson McMahon stated the brand companies must be in the building to be allowed on the sign. The Commissioners felt the sign as designed matched the industrial building but they wanted 18” of a brick base instead of 12”. The sign height dimensions would then be an 18” base, two directory rows of 15” each and a top section of 24” for a total of 6’.

Motion of Recommendation to the Village Board. Commissioner Bukolt moved, seconded by Commissioner Heinrichs to approve the ground sign for 2504 Spring Ridge Drive, as submitted, with the exception that the base or skirt of the sign brick be 18” high with the brick material approved by Inspector Walczak and Chairperson McMahon and only businesses that are in the building are allowed to be on the sign. Roll call vote: Ayes: Bukolt, Heinrichs, Hessenthaler, Iselin, Letzter, McMahon and Popelka - 7. Nays: None. Motion carried.

Public Comment. None.

Other Business. Chairperson McMahon asked Inspector Walczak to take a closer look at a wall sign at the Spring Creek Plaza that seems to be slanted or tilted which could be a hazard. Commissioner Iselin said she also noticed a red sign in the Plaza with badly faded letters along with a couple of newer looking letters giving it a shabby appearance that could reflect badly on all the businesses there. She questioned whether the business should be required to update the acrylic sign faces to meet the new code. Chairperson McMahon said although the Uniform Sign Plan calls for white channel letters in the Plaza, the village has only imposed that standard on new businesses, not wanting to burden the old businesses. However, since this particular sign could use updating, as the faded letters are a maintenance issue, he requested staff to write a letter informing the business owner that because most of the letters have faded, the village would like them to consider updating the acrylic sign faces to white to meet the new Uniform Sign Plan.

There being no further business, the meeting was adjourned at 6:56 p.m.
Respectfully submitted,

Laura Frumet, Deputy Clerk