MEETING MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION OF THE VILLAGE OF SPRING GROVE
JUNE 4, 2018

Council Chambers, Spring Grove, Illinois, June 4, 2018; a meeting of the Architectural Review Commission was held this date at 6:00 p.m., at the Municipal Centre, 7401 Meyer Road, Chairperson Letzter presiding.

Call to Order. The following Commissioners were present: Chairperson Jeff Letzter; Commissioners, Kevin Hessenthaler (arrived at 6:06), Dawn Iselin, Kelly Popelka and Mike Starsiak - 5. Absent: Commissioners Mike Bukolt and Bryan Henrichs – 2. Also present for the Village was Bob Walczak, Building & Zoning Officer, and Laura Frumet, Deputy Clerk.

Chairperson Letzter informed the Commission that Trustee McMahon stepped down as Chairperson of ARC and recommended Commissioner Letzter be appointed in his place. He also welcomed new Commissioner Mike Starsiak to fill the commissioner vacancy and congratulated Commissioner Iselin on being appointed as a new village trustee.


New Business.
Review Projecting Wall Sign for Spring Grove Pub & Pizza at 2020 Route 12, Suite G. Steven Gelsosomo, a partner in this new restaurant venture, addressed the Commission. Their plan is to take the old space where Tommy’s was and rebrand the space. They have taken down the window gaming and beer signs and have revamped the interior, blocking off the site of the gaming section. They will also be cleaning up the exterior and adding planters with fresh flowers. They want their restaurant to be known as a fine family restaurant with great food. He feels the proposed sign will give the restaurant an upscale look and will help draw new clientele. They plan on expanding into the units to the north to offer banquet space in the future and are looking forward to becoming part of and giving back to the community.

The proposed sign is a double-faced aluminum projecting sign in a black matte cabinet, with the restaurant logo in the center, which will be illuminated. Mr. Gelsosomo worked with the village to add a red band around the green circle logo to help coordinate with the other red signs in the mall. It will be attached to the building with scrolled iron brackets at a 90-degree angle. The cabinet size is 14.5 sq. ft.

Chairperson Letzter explained that the sign as presented will require three variances and a change to the Sign Ordinance: a variance to the Uniform Sign Plan for Multi-Tenant Buildings, a variance to allow a projecting sign in a multi-tenant building, and a variance to allow a size larger than 9 sq. ft. The ordinance would also have to be amended to allow permanent projecting signs for single business signs in multi-tenant buildings with a variance.
Chairperson Letzter felt this situation is unique in that the restaurant is a corner unit anchoring the mall and that a projecting sign would work in that situation. Red is an important factor in the mall, with red brick and the other red business signs so he felt for continuity it was important to incorporate some red into the sign which the petitioner did.

Commissioner Hessenthaler agreed, adding that the sign will help reflect the new restaurant concept and upgraded appearance. Commissioner Iselin felt that the size of the sign couldn’t be any smaller as the lettering would be unable to be read from Route 12 with the traffic moving at 45 miles per hour and was a little worried that the sign might be obscured in the summer by a tree in the parking lot. Mr. Gelsosomo said the restaurant name will be added to the mall ground sign for greater exposure. The other Commissioners were in agreement that the uniqueness of the new business and it being the corner anchor tenant lends itself to a projecting sign. Chairperson Letzter added that the other units have built-in elements for wall signs that the corner unit does not. Mr. Gelsosomo agreed to look into metal brackets that might have more of a patina to match the metal on the existing sconces.

**Motion of Recommendation to the Village Board.** Commissioner Starsiak moved, seconded by Commissioner Iselin, to approve the projecting wall sign as submitted with a variance to the Uniform Sign Plan for Multi-tenant Buildings, a variance to allow the projecting sign in a multi-tenant building and a variance to allow a size of 14.5 sq. ft. Roll call vote: Ayes: Hessenthaler, Iselin, Letzter, Popelka & Starsiak – 5. Nays: None. Motion carried.

**Motion of Recommendation to amend Chapter 12 of the Sign Control Ordinance.** Commissioner Hessenthaler moved, seconded by Commissioner Starsiak, to approve an amendment to Chapter 12 of the Sign Control Ordinance to allow permanent projecting signs for single business signs in multi-tenant buildings with a variance. Roll call vote: Ayes: Hessenthaler, Iselin, Letzter, Popelka & Starsiak – 5. Nays: None. Motion carried.

**Public Comment.** None.

**Other Business.** None.

There being no further business, the meeting was adjourned at 6:30 p.m.

Respectfully submitted,

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Laura Frumet, Deputy Clerk