

Historic Preservation Commission
Proceedings of the July 27, 2022 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, July 27, 2022, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Maureen Grinnell and Commissioners Lloyd Culbertson, Jan Gibson, Geoffrey Hanson, and Robin Petit

Commissioners absent: Elizabeth Daliere, one vacant position

City staff present: Catherine Czerniak, Director of Community Development,
Jennifer Baehr, Planner

1. Introduction of Commissioners and staff, overview of meeting procedures.

Chairman Grinnell reviewed the meeting procedures followed by the Commission and asked the members of the Commission and staff to introduce themselves.

2. Consideration of the minutes from the May 25, 2022 meeting of the Historic Preservation Commission.

Consideration of the minutes of the May 25, 2022 meeting was postponed.

**3. Consideration of a request for a Certificate of Appropriateness for driveway pillars, gates, and fencing along the front of the property located at 275 Mayflower Road. Property Owners: Melissa and Chris Mandarich
Project Representative: Marco Romani, landscape architect**

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Mr. Romani noted that the petition was presented to the Commission at the last meeting adding that since the last meeting, some revisions were made in response to the Commission's comments. He reviewed the proposed location of the gates and fence. He stated that the driveway pillars and walls incorporate materials that are found on the home. He stated that the existing fence along the south property line is a 7 foot tall cedar fence. He explained that the proposed fence was lowered from 7 feet to 6 feet - 9 inches tall. He stated that a pedestrian gate is proposed along the streetscape, near the northwest corner of the property. He added that a double gate, of the same design as the pedestrian gate, is proposed along the street frontage toward the southwest corner of the property to provide access for lawn care equipment. He presented a full-scale mockup of a portion of the proposed fence. He pointed out that since the last meeting, the design of the fence was

simplified. He noted that the only ornamentation proposed is cast iron rosettes along the top of the fence. He stated that the main entrance gate across the driveway, is flanked by brick pillars and walls. He stated that the main entrance gate incorporates floral style iron ornamentation similar to the floral mosaic design on the house. He added that the driveway gate will be electronically controlled with the gates swinging inward. He stated that the existing asphalt driveway apron will be replaced with a brick paver apron to match the brick border along the driveway. He noted that a yew hedge is planned in front of the fence, along the streetscape. He noted that at the time of planting, the yews will not be a solid hedge but will grow into one to soften the fence. He stated that all the existing vegetation and the mature trees at the front of the property will remain. He stated that the fence and gates will be painted a dark pewter bronze. He noted that the previously proposed bullet lighting on the pillars was eliminated and replaced with two lantern light fixtures. He noted that a mailbox is proposed in one of the driveway pillars, flush with the face of the pillar.

Ms. Baehr noted that at the last meeting, the Commission continued the petition with direction to the petitioner to consider the comments offered and to simplify the detailing of the fence and gate. She stated that the revised design now presented by the petitioner is responsive to the Commission's comments and is more in keeping with the character of the property. She stated that high quality materials are proposed for the gate and fence. She stated that the staff report details findings in support of the petition.

Commissioner Culbertson asked how the fence will be constructed given the trees that currently exist along the property line. He asked if the existing pillars at the entrance to the motor court will remain. He asked if consideration was given to a black, rather than a bronze, fence.

In response to questions from Commissioner Culbertson, Mr. Romani stated that the fence will be installed through the Spruce trees. He explained that the majority of the fence will be built in shop as prefabricated panels which will be installed by hand on the site. He stated that no tree trimming, or removal of trees is planned. He noted that the Austrian Pines may be in the City parkway. He confirmed that the pillars at the entrance to the motor court will remain. He stated that a black fence was considered however, a bronze fence was determined to fit better with the warm color palette of the home.

Commissioner Gibson acknowledged the time and thought put into the petition. She asked the petitioner to review the purpose of the fence. She questioned why the address numbers are proposed on both panels of the main gate. She pointed out that the rosettes on the fence appear to be of the English style while the floral filigree is more French. She asked if the ornamentation was designed by the petitioner or if they are stock items. She asked for further clarification on the proposed lanterns, the color of the mailbox, how the fence will be constructed, and the intention for the gate at the south end of the property.

In response to questions from Commissioner Gibson, Ms. Mandarich explained that the fence is intended to keep dogs on the property and to provide security.

In response to questions from Commissioner Gibson, Mr. Romani stated that the iron address numbers are proposed on both panels of the gate to provide symmetry. He stated that some of the rosette ornamentation is generally available, but the floral ornamentation will be custom made. He stated that the proposed lantern fixtures will match the light fixtures on the house. He stated that gas fixtures were not considered noting that electric service is needed to operate the gates. He stated that the mailbox will be painted bronze to match the gates and fence. He stated that the fence will be welded in place and will connect to the wooden fence that exists along the north property line. He stated that the gate at the south end of the fence will only be used for lawn equipment that is brought on to the property through the main driveway. He confirmed that the lawn equipment will not be crossing the curb.

Commissioner Petit asked for clarification on the driveway apron.

In response to questions from Commissioner Petit, Mr. Romani stated that only the portion of the driveway apron between the new gate and the street will be replaced with brick pavers.

Commissioner Hanson thanked the petitioner for providing a mock-up of the fence. He asked whether the owners prefer the original design or the current design.

In response to questions from Commissioner Hanson, Ms. Mandarich stated that she prefers the current design.

Chairman Grinnell commended the petitioner for addressing the comments raised by the Commission at the last meeting. She asked for clarification on the intended use of the pedestrian gate at the north side of the property.

In response to questions from Chairman Grinnell, Ms. Mandarich stated that the pedestrian gate will have a keypad and will be used by family members and guests.

Hearing no further questions from the Commission, Chairman Grinnell invited public testimony. Hearing none, she invited comments from the Commission.

Commissioner Culbertson asked if staff has observed fences being installed among mature trees.

In response to questions from Commissioner Culbertson, Ms. Czerniak stated that based on the testimony, the petitioner's consultant appears to have experience installing fences successfully around mature trees. She stated that staff can monitor the installation adding that if it is determined that any trees need to be removed, a permit is required prior to removal and replacement tree inches may be required.

Commissioner Hanson stated that at the last meeting, he indicated support of the petition as then presented. He acknowledged however that the petitioner

considered the comments of several of the Commissioners and made the project better. He stated that as a newer Commissioner, the process is interesting. He stated that in his opinion, the bronze fence is muted and elegant in comparison to a black fence. He stated support for the petition.

Commissioner Petit agreed with Commissioner Hanson's comments. She stated that a bronze fence will blend into the landscape. She stated that the detailing of the fence presents a nice rhythm.

Commissioner Gibson stated concern about the proposed bronze color of the fence and gates. She acknowledged that the fence will be covered by vegetation in a few years but noted that bronze fences are not common in the community. She stated that black fences and gates are prominent throughout the community. She stated that in her opinion, the design of the fence appears busy, and two address numbers is repetitive.

Chairman Grinnell complimented the petitioner for responding to the Commission's concerns. She expressed support for the petition. She invited a motion.

Commissioner Hanson made a motion to grant a Certificate of Appropriateness approving driveway pillars, gates, and fencing along the front of the property at 275 Mayflower Road. He stated that the motion is based on the findings presented in the staff report and incorporates the comments of the Commission as additional findings. He stated that the motion is subject to the following conditions.

1. Plans submitted for permit must reflect the project as approved by the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a plan to protect trees and vegetation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist. The mature Spruce trees at the front of the property must be preserved.
3. Prior to the issuance of a building permit, a materials' staging, and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction. No contractor parking is permitted along Mayflower Road.
4. If the service entrance at the south end of the fence is to be used as an entrance for any type of vehicle, a permit must be applied for to remove the

curb, contour the edges of the remaining curb, and a driveway apron installed. Removal of the curb will be subject to City inspection and approval prior to use of the service entry.

5. If the service gate is not intended to be used as an entrance for any type of vehicles, cars or trucks, a Letter of Acknowledgement shall be submitted to that effect and shall be maintained in the City files for future reference and to avoid confusion over the permitted use of the service gate in the future.

The motion was seconded by Commissioner Petit and approved by a vote of 4 to 0 with Commissioner Gibson abstaining.

4. Continued consideration of a request for a Certificate of Appropriateness for a Master Plan for various design elements on the Ragdale Campus, 1230, 1260, 1272 Green Bay Road, including exterior lighting, renovation of the gardens, an arbor, pathways, signage and various building enhancements.

Property Owner: City of Lake Forest

Project Representatives - The Ragdale Project Team:

Michael Cleavenger, Executive Director of Ragdale

Phil Rosborough, Rosborough Partners Inc.

Craig Bergmann, Craig Bergmann Landscape Design

Roland Kulla, Ragdale Special Projects Manager

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest.

Commissioners Gibson and Culbertson both stated that they spoke with Mr. Kulla while visiting the site but stated that no substantive items pertaining to the petition were discussed. Both stated that they are able to consider the petition objectively.

Chairman Grinnell stated that she spoke with Mr. Bryzinski and noted that they did not discuss any substantive aspects of the petition. She stated that she is able to consider the petition objectively.

Mr. Kulla noted that the petition was previously introduced to the Commission and questions were raised and suggestions offered about the signage proposed along Green Bay Road. He presented redesigned concepts for the signage adding that consideration was given to the appearance of the signs from the residential neighborhood across the street. He stated that blade signs are now proposed, perpendicular to the street. He stated that the three signs are smaller than the signs presented at the last meeting. He explained that the signs proposed at 1230 and 1272 Green Bay Road will be mounted with metal brackets to existing posts and the sign proposed at 1260 Green Bay Road will be mounted with a metal bracket to a new four by four inch cedar post. He stated that the signs will display the Ragdale graphic, the property address, and the building name. He stated that the signs will have a cream color background, black lettering and the graphic in Ragdale blue. He

stated that at the request of the Commission, consideration was given to expanding the center portion of the arbor. He noted that no changes were made to the arbor after it was determined that the area is large enough for the intended use.

Chairman Grinnell invited comments from staff.

Ms. Czerniak reiterated that in response to the Commission's comments at the last meeting, when the overall Master Improvement Plan (MIP) for Ragdale was presented to the Commission, refinements were made to the limited elements questioned by the Commission. She reviewed that the MIP is intended to provide a high level concept of the proposed enhancements planned for the Ragdale Campus over time. She stated that detailed plans will be required prior to the issuance of permits for the various projects. She stated that at the last meeting, the Commission indicated support, subject to conditions, for the garden arbor, the restoration of the garden, the extension and resurfacing of internal pathways, upgrades to exterior lighting throughout the campus, expansion of the existing parking area in the southeast corner of campus, and refinement of other parking areas near the McCutcheon studio and the Hart House. She stated that the Commission raised questions about the proposed signage at the last meeting and encouraged further study. She stated that since the last meeting, the signage was refined and plans reflecting greater detail were provided to the Commission and appear responsive to the comments offered. She stated that findings in support of approval of the MIP are detailed in the staff report and eleven conditions of approval are presented for the Commission's consideration.

Chairman Grinnell invited questions from the Commission.

Commissioner Hanson questioned how visible the blade signs will be.

In response to questions from Commissioner Hanson, Mr. Kulla stated that the blade signs will be double-sided for visibility from the north and south. He stated that the blade signs are about half the size of the previously proposed sign. He stated that he believes the blade signs will be sufficient for wayfinding.

Commissioner Petit asked about the intended purposes of the three signs and about lighting.

In response to questions from Commissioner Petit, Mr. Kulla explained that the signs are intended to identify the three driveway entrances and direct visitors to the Barn House where the main office is located. He stated the internal directional signs could be installed in the future if needed. He stated that the existing low sign in front of the office will be eliminated along with the address numbers on the trees. He stated that lighting on the signs will be subtle, shielded and reduced in the overnight hours.

Commissioner Petit asked that details of all proposed lighting be included in the submittal for permits.

Commissioner Gibson commented that depending on how the signs are positioned, lighting may not be needed because car headlights will illuminate the signs. She stated that in her opinion, the center of the arbor appears large enough to accommodate outdoor dining. She asked about the color of the weathervane and whether additional landscaping is proposed to screen the expanded parking at the southeast corner of the site.

In response to questions from Commissioner Gibson, Mr. Kulla stated that the bench at the base of the weathervane will be natural white oak. He stated that arborvitae was added around the south parking lot and additional evergreens are planned at the time the lot is expanded.

Commissioner Culbertson asked whether horsehead posts in front of the barn house will remain. He asked for more details about the planned restoration of the garden noting that there appear to be patches of perennials behind the Ragdale House that do not appear to be intentional. He asked whether any additional exterior lighting is proposed. He noted that while visiting the site, he observed debris at various locations and questioned whether the debris will be removed.

In response to questions from Commissioner Culbertson, Mr. Kulla stated that the horsehead posts will be removed to accommodate the new blade sign. He stated that there are currently some temporary solar lights on the property along the pedestrian path internal to the site.

In response to questions from Commissioner Culbertson, Mr. Cleavenger stated that the plantings behind the Ragdale House will be removed along with the rain collectors. He explained that those elements are part of a temporary performance installation. He stated that the wire fencing and bricks on the site will be reused for other projects on the property.

In response to questions from Commissioner Culbertson, Ms. Czerniak stated that plans must be submitted and permits issues for all exterior lighting.

Chairman Grinnell asked whether parking is permitted in front of the barn house and if so, at what times.

In response to questions from Chairman Grinnell, Ms. Czerniak stated that only short term parking is permitted in the circular drive in front of the barn house except for a limited number of accessible spaces near the northeast corner of the structure. She stated that the Zoning Code does not permit parking in this area because it is within the front yard setback.

Chairman Grinnell asked if the Ragdale Ring competition will continue after the original Ring is restored.

In response to questions from Chairman Grinnell, Mr. Cleavenger stated that the Ragdale Ring competition is a notable architectural competition but an expensive endeavor for Ragdale. He stated that going forward, the original Ring may be used

for performances. He added that consideration is being given to continuing the competition in another way or moving away from the event.

Hearing no further questions from the Commission, Chairman Grinnell invited public testimony.

Rommy Lopat, 410 Woodland Road, stated concern about the simple design of the signs. She suggested signs that are more durable and reflect the Arts and Crafts style. She suggested that the signs could incorporate metal cut outs like the signs at Elawa Farm. She asked if the base of the signs will be protected from the soil. She suggested a granite base with metal edging to avoid deterioration. She suggested that the metal brackets for the signs could be more fanciful. She presented an image of a sign that she designed in the Arts and Crafts style with a simple, solar LED light. She offered to help identify durable materials for the Ragdale signs. She agreed that, as suggested in the staff report, careful consideration should be given to how the site of the former legacy Oak tree is reused. She encouraged replanting of a single tree or several significant trees that over time, will equal or surpass the elegance of the Heritage Elm that was lost is important.

Hearing no further public testimony, Chairman Grinnell invited comments from the Commission.

Commissioner Gibson commended the effort put into developing the plan for enhancing the Ragdale Campus. She stated appreciation for the revisions to the signs made since the last meeting. She encouraged consideration of a tapered sign post as presented by Ms. Lopat and to how the bottom of the post will be protected. She stated that the locations of the signs appear appropriate.

Commissioner Petit thanked Ms. Lopat for presenting the image of the sign she designed and noted that the softer shape is more elegant than a straight edge rectangular sign. She suggested that further consideration be given to refining the shape of the signs. She stated that given the many components of the plan, it will be important for the plans for each component to be further detailed when presented to staff for review and permits. She questioned whether the Commission should see additional details prior to acting.

Commissioner Hanson commended the petitioner for working to make the Ragdale Campus more accessible. He agreed with Commissioner Petit's suggestion to consider softening the appearance of the signage. He stated that overall, he is supportive of the Master Plan.

Commissioner Culbertson stated support for the Master Plan. He agreed that consideration should be given to further enhancing the appearance of the signs but noted that, in his opinion, the design of the signs is moving in the right direction.

Mr. Kulla offered that a chamfered base is proposed, with a sleeve to mitigate deterioration.

Chairman Grinnell stated that in her opinion, the signage has significantly improved since the last meeting. She agreed that the shape of the signs could be softened. She stated that the ceramic address number currently located at the entrance to Ragdale should be preserved and perhaps used in another way. She stated support for the Master Plan. Hearing no further comments from the Commission, she invited a motion.

Commissioner Gibson made a motion to grant a Certificate of Appropriateness for the Ragdale Campus Master Improvement Plan as presented to the Commission which establishes a high level overview of enhancements planned on the Campus over time. She stated that the motion is based on the findings detailed in the staff report and noted that the Commission's deliberations are incorporated as additional findings. She stated that the motion is subject to the following condition of approval.

1. Given the shared ownership of the Garden, prior to Commission action to approve the Garden restoration plans, staff should be directed to convene a meeting with Ragdale representatives and members of the Hart/Lansing family to review the Garden plan in detail. (Preserving sightlines into and across the property should be carefully considered.) Further consideration of the appropriate species and height of vegetation in these areas, in consultation with the neighboring property owner, should occur prior to planting
2. Careful consideration should be given to the size, height and configuration of the arbor to assure that it fits quietly and appropriately into the Garden and does not take away from the wide-ranging views and relationships of the various buildings.
3. Consideration should be given to expanding the center of the Arbor to accommodate a larger gathering area.
4. Care should be taken to minimize impacts on healthy trees. As a condition of approval of tree removal permits, replacement plantings will be required for impacts on healthy trees.
5. Consideration should be given to continued refinement of the signs taking into the account the comments presented in the Commission's hearing.
6. As required in previous approvals, as the main lot is expanded to the west, significant landscaping shall remain and shall be added to provide heavy screening of parked cars from Green Bay Road and from the neighboring residential properties to the south.
7. No regular or daily parking is permitted in the circle drive due to the location of the driveway within the front yard setback along Green Bay Road.
8. Downlighting strung in trees, also known as moonlighting, is not permitted by the Code.

9. All lighting on the Ragdale Campus shall respect and comply with the “right to night” and “dark sky” concepts particularly given the adjacency to preserved open land and sensitive natural areas. No light shall be installed without permits from the City and all light sources shall be shielded from view. All lights, except for safety and security lights, shall be set on timers to turn off no later than 11 p.m.
10. Careful consideration of how the site of the former legacy Elm tree is reused will be important. A single main tree or a grouping of trees should be considered to replace the Elm. Exploration of options for replacement shall be discussed with the City’s Certified Arborist.
11. Detailed information on the specific trees proposed for removal, species, size and condition should be submitted to allow a determination of required replacement inches prior to the removal of any trees and the issuance of a tree removal permit.

The motion was seconded by Commissioner Petit and approved by a vote of 5 to 0.

5. Consideration of a request for a Certificate of Appropriateness approving signage for a new business in the Central Business District Train Station Warming House at 695 N. Western Avenue.

Property Owner: Union Pacific

Responsible Party: City of Lake Forest

Project Representative: Paula Bodner and Michi Kustra, Chalet Nursery

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Ms. Bodner stated that Chalet Nursery has occupied the Train Station Warming House since April 2022. She noted that the previous tenant, Pasquesi Home and Garden, had a freestanding sign in the boxwood planter on the west side of the building. She stated that Chalet is proposing a similar freestanding rectangular sign on two posts in generally the same location. She stated that the sign, as proposed will be perpendicular to the street so it will be visible from the north and south. She stated that a rectangular hanging sign is also proposed on the west side of the building, above the entrance. She stated that the hanging sign is proposed at 18 inches tall, 63 inches long, and 2 inches in depth. She stated that the sign will be installed 15 inches in front of the transom window which is located above the entrance. She stated that the hanging sign is mounted in a metal frame for durability and to add depth to the appearance of the sign. She stated that the is proposed as black powder coated aluminum with a soft, as opposed to a shiny, finish. She stated that “Chalet” will be painted on the sign in a gold script font. She noted that the freestanding sign will be constructed of the same materials. She stated that the posts for the free standing sign will be by the Boxwood shrubs around the sign. She stated that the color palette for the signs was inspired by the signs at the train station.

Chairman Grinnell invited comments from staff.

Ms. Czerniak stated that two signs are permitted at this location adding that as proposed, the square footage of the signs is less than permitted by the Code. She noted that the community recently invested in the restoration of the Warming House building. She confirmed that Pasquesi Home and Garden had a freestanding sign on the west side of the building, facing Western Avenue, and a wall sign on the east side of the building facing the train tracks. She stated concern about the proposed hanging sign above the entrance. She commented that the sign positioned in front of the transom may appear awkward. She noted staff concern about affixing a sign to the architectural woodwork or brick above the entrance. She requested Commission comment and direction.

Chairman Grinnell invited questions from the Commission.

Commissioner Petit asked if an applied vinyl sign would be permitted in the transom window above the entrance to present a lighter appearance. She suggested that the frame of the signs be enhanced with some type of border to offer more definition and elegance. She asked if the petitioner considered adding finials to the freestanding sign.

In response to questions from Commissioner Petit, Ms. Czerniak stated that a window sign in the transom would be unusual for the Central Business District and would not be consistent with the City's Signage Guidelines for the historic area around Market Square.

In response to questions from Commissioner Petit, Ms. Bodner stated that they did not consider adding finials to the freestanding sign in the interest of keeping it simple and to avoid competing with the details on the historic building.

Commissioner Hanson asked if the petitioner considered green as part of the color scheme for the signage consistent with other signage in the Central Business District and Market Square.

In response to questions from Commissioner Hanson, Ms. Bodner stated that green was not considered. She stated that consideration was given to using the Chalet brand colors, blue and white, but those colors did not seem appropriate for the building. She added that black is consistent with the building and understated.

Commissioner Culbertson questioned the proposed metal frame around the signs. He stated that the concept of matching the color palette of the plaques on the building for the proposed signage seems appropriate. He pointed out that the plaques on the building are very light and clean with thin panels and no frames. He suggested eliminating the frame around the signs for a cleaner appearance.

In response to questions from Commissioner Culbertson, Ms. Bodner stated that an alternative to a hanging sign is a projecting sign. She noted however that a projecting sign may be difficult because a bracket would also need to be affixed to

the building. She explained that it was determined that mounting a hanging sign to the wood eave above the entrance is less invasive to the materials on the building than a projecting sign. She stated that the proposed metal frame is intended to follow the heavy frame details on the building. She noted that the sign will hang from three chains and will be weighted to avoid swaying in the wind. She pointed out that many signs in the area are rectangular with raised lettering and questioned whether the City provides the frames.

Ms. Czerniak clarified that the City does not provide sign frames. She noted that the hanging sign as proposed obstructs the transom window which is intended to allow natural light into the building. She added that the hanging sign makes the entrance appear crowded. She stated that the previous tenant had a single sign on the west side of the building in the boxwood planter which had good visibility. She added that the merchandise is prominently displayed outside the building attracting attention to the business.

Commissioner Culbertson stated that he is not supportive of obscuring the transom window. He pointed out that the Pasquesi Home and Garden sign was positioned parallel to the street and was very visible. He stated that in his opinion, the white and blue colors of Chalet may be appropriate.

Commissioner Gibson suggested consideration of a single sign on the west side of the building, the free standing sign. She pointed out that vehicles driving by may not see the sign above the entrance because it is tucked under the eave. She suggested consideration of a sign on the east side of the building in addition to a single sign on the west side of the building.

In response to comments from Commissioner Gibson, Ms. Bodner stated that since the entrance to the building is on the west side, a sign on the east side of the building would not be appropriate. She stated that the intent is to improve visibility and to clearly mark the entrance.

Commissioner Gibson suggested softening the appearance of the signage with scrollwork similar to the City signs to pick up on elements found in Market Square. She suggested consideration of a hanging blade sign as opposed to the post sign.

In response to comments from Commissioner Gibson, Ms. Bodner stated that a curved sign above the entrance was considered however the space is limited. She stated that the shape of the signs was driven by elements of the building. She noted that the sign above the entrance has larger lettering than the freestanding sign.

Chairman Grinnell stated that the Commission wants to see the business be successful and is offering suggestions given the uniqueness of the building. She asked if the business will be a year-round business or seasonal. She noted that many of the simple rectangular signs referenced by the petitioner are specific to the train station and are required by Metra. She suggested considering a gold border, raised lettering or a different shape for the signs to enhance the appearance. She expressed concern

about a heavy sign hanging above the entrance from a safety perspective and concern about covering the transom.

In response to questions from Chairman Grinnell, Ms. Kustra stated that Chalet intends to be open year-round. She stated that they currently have a one-year lease but hope to stay longer.

In response to questions from Chairman Grinnell, Ms. Bodner stated that the sign is hollow aluminum and is lighter than a wood sign. She stated that a gold border was considered however it was eliminated to keep the signage understated. She noted that cost is also a factor with raised lettering and brushed metal. She noted that with a one year lease, keeping costs down is important. She stated that temporary signage could be considered.

Chairman Grinnell noted that there is currently temporary signage on the building. Hearing no further questions from the Commission, she invited public testimony.

Rommy Lopat, 410 Woodland Road, stated support for positioning the freestanding sign perpendicular to the street for visibility. She commented that displaying the Chalet business name may not be enough to identify the space as a retail business and suggested the addition of "Garden Center". She stated that the color palette should be reconsidered. She stated support for the simple shape of the signs. She stated that the building is historic, and the transom should not be covered by a sign. She suggested that instead of the hanging sign, lettering could be affixed to the entry doors. She stated that the proposed signage needs more consideration.

Hearing no further public testimony, Chairman Grinnell invited comments from the Commission.

Commissioner Hanson stated that the logical place for the hanging sign is above the entrance. He stated that there are multiple large windows for natural light adding that the transom is under the eave limiting the light reaching the window. He stated that he believes the size and location of the hanging sign is appropriate especially since the proposed signage is significantly under the allowable square footage. He stated that a printed aluminum sign has a very different look than a natural wood sign and given the nature of the business, prominent location in the community and proximity to Market Square, a more natural, higher quality sign should be considered. He stated that the gold and black color scheme is very classy, but green would also be a good option. He stated that the post for the sign appears utilitarian. He suggested further consideration of refining the shape of the signs, using high quality materials, or adding an accent color.

Commissioner Petit agreed with Commissioner Hanson's comments. She agreed that identifying the business as a retail business could be helpful.

Commissioner Gibson pointed out that although there are multiple windows on the building the interior, is very dark. She stated that she is not supportive of the hanging

sign above the entrance adding that it would not likely have much visibility. She stated that signage should not be mounted to the historic building. She stated that as currently proposed, the style of the signs and the materials are too modern for the building. She stated that a natural wood free standing sign may be appropriate. She agreed that the signage should identify the type of business. She stated that black or green signage is appropriate. She encouraged the petitioner to look at signage on other historic buildings in the community.

Commissioner Culbertson stated that he is not supportive of the petition as presented. He stated that the building is low, and the hanging sign makes the entrance appear crowded. He stated support for a natural wood sign adding that the brand colors, white and blue, may be acceptable. He stated support for noting "retail sales" in smaller text on the sign.

Chairman Grinnell stated support for the free standing sign positioned perpendicular to the street. She agreed that the sign should identify the type of business.

Commissioner Hanson stated that the petitioner should decide whether to identify the type of business on the sign.

In response to comments from the Commission, Ms. Kustra stated a preference for a sign facing Market Square and asked if a second freestanding sign could be located in front of the entrance to the building.

In response to Ms. Kustra, Ms. Czerniak stated that two signs are permitted however only one free standing sign is permitted. She stated that lettering could be affixed to the door as one of the signs as suggested by Ms. Lopat as the second permitted sign. She commented that most customers will come from the north or south, not from the west.

Hearing no further comments from the Commission, Chairman Grinnell invited a motion.

Commissioner Culbertson made a motion to continue the petition with direction to the petitioner to consider the comments offered by the Commission including, but not limited to the following.

1. Consider alternate materials (wood) and colors.
2. Consider softening the shape of the free standing sign.
3. Consider adding a description of the business.
4. Retain the perpendicular sign.
5. Consider lettering on the entrance door as the second sign.
6. Eliminate the sign over the transom window.

The motion was seconded by Commissioner Gibson and approved by a vote of 5 to 0.

OTHER ITEMS

5. Opportunity for the public to address the Historic Preservation Commission on non-agenda items.

No testimony on non-agenda items was presented to the Commission.

6. Additional information from staff.

No additional information was presented by staff.

The meeting was adjourned at 9:23 p.m.

Respectfully submitted,

Jennifer Baehr
Planner