

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
(Held remotely via ZOOM)
REGULAR MEETING
February 21, 2022
7:00 P.M.**

Chairwoman Sylvester called the meeting (held remotely) of the Long Grove Architectural Commission (AC) to order at 7:00 p.m. with the following members present.

Members Present: Jeanne Sylvester, Allen Roiter, Laura Mikolajczak, Matthew Akins and John Marshall.

Members Absent: John Plunkett

Also Present: Greg Jackson, Village Manager, Taylor Wegrzyn and Jessica Marvin, Community Development Services, and members of the public.

VISITORS BUSINESS

None.

NEW BUSINESS

Chairwoman Sylvester welcomed Commissioner John Marshall to the Architectural Commission. The Commission welcomed Mr. Marshall and thanked him for his service to the community.

1) Approval of the January 18, 2022 Special Meeting Minutes.

Commissioner Mikolajczak provided three corrections to the draft meeting minutes.

A motion was made by Commissioner Marshall, seconded by Commissioner Roiter to recommend approval of the February 21, 2022 meeting minutes, as amended.

Ayes: J. Marshall; A. Roiter; L. Mikolajczak; M. Akins; J. Sylvester

Nays:

Absent: J. Plunkett

2) Consideration of a request to construct a new single-family residence at 1145 Steeple View Drive and within the R-2 Single Family Residential District, submitted by Joseph Lazzara.

Associate Planner Marvin provided an overview of the proposed single-family residence at 1145 Steeple View Drive.

Anthony Pecoraro, Developer at Benchmark Developer LLC, gave some background information. He stated that his client, Joseph Lazzara, has ties to North Carolina and desired a home with a Southern style. The home blends a Southern Colonial design with modern architecture. Brick veneer, stone

elements, and limited siding provide a strong exterior appearance which blend some old and new concepts together.

Chairwoman Sylvester questioned if there were any mature oak trees on the property and whether these would need to be removed. Mr. Pecoraro noted that there are mature oak trees on this lot, but they made every effort possible to preserve the mature trees. The Village Arborist has reviewed their plans and the project will comply with the tree replacement standards of the Village. There is one dead oak tree that will be removed to accommodate the new structure.

Commissioner Roiter opinioned that the structure was very handsome but inquired as to why there were not more windows on the east and west elevations. Mr. Pecoraro explained that the floorplan features bedrooms and bathrooms along the west and a garage on the east side of the residence. This design is desired to increase the privacy of the future homeowners.

Commissioner Marshall expressed his approval of the overhang on the gable roof. He asked why the chimney was so large. Mr. Pecoraro noted that the fireplace is of an indoor-outdoor design and required additional depth compared to a standard design. Commissioner Marshall noted that there is an active storm sewer line from the golf course which may run through the foundation of the proposed residence. He said it might be worth having someone come out and mark the storm sewer line before digging. He also invited Mr. Pecoraro to visit his property so he can show him where the storm sewer line is located.

Commissioner Akins expressed his approval of the unique design of the residence and reflected on how it provides a nice contrast to the architecture of the existing homes within the subdivision. This characteristic helps the home stand out and gives a unique feel to the neighborhood.

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall to recommend approval of the proposed single-family residence at 1145 Steeple View Drive.

Ayes: A. Roiter; J. Marshall; L. Mikolajczak; M. Akins; J. Sylvester

Nays:

Absent: J. Plunkett

3) Consideration of a request for signage for “The Soft Wave Fish Co.”, 3976 IL Route 22 and within the B-2 Commercial District, submitted by Mr. Bob De Palma.

Associate Planner Marvin gave an overview presentation of the proposed signage at 3976 IL Route 22 for “The Soft Wave Fish Co.”

Chairwoman Sylvester asked about the material used to construct the sign and specs for the lighting module used. Bob De Palma, Business owner of The Soft Wave Fish Co., introduced himself to the Commission. A representative from the sign manufacturer was unable to attend the meeting. Mr. De Palma mentioned that the sign features the same lighting as several other signs within the complex.

Associate Planner Marvin mentioned that the sign manufacturer also fabricated the “Midwest School of Pet Grooming” sign which utilizes a similar LED lighting module. Commissioner Marshall asked if, and Mr. De Palma confirmed, that the sign is back lit.

Chairwoman Sylvester stated that the signs in this development are generally treated a little bit differently because this area along IL Route 22 is very dark. Signs allowed in the B-2 Commercial Zoning District are far different than those which would be allowed in the B-1 Historical Downtown Business District. It is very dark along IL Route 22 during the winter and the Village of Long Grove has recognized that fact previously by allowing visually brighter signs on this development. She further reflected on the sign’s consistency with the design of other signs within the development.

The mounting device is the same as the former tenant’s sign and Mr. De Palma testified that any holes from the previous sign will be covered up or repaired.

Chairwoman Sylvester asked Commissioner Mikolajczak if the channel sign’s letter set looks good. Commissioner Mikolajczak noted that it was appropriate and very easy to read.

Commissioner Roiter said it was an attractive sign and appreciated the blue shadow line. Commissioner Marshall noted the visual value of the clipped corners.

Commissioner Akins stated that this sign fits well with the color of the building. He expressed that the back lighting would make it easy to read.

A motion was made by Commissioner Marshall, seconded by Commissioner Roiter to recommend approval of the request for signage for the “The Soft Wave Fish Co.” at 3976 IL Route 22 within the B-2 Commercial District, as submitted by Mr. Bob De Palma.

Ayes: J. Marshall; A. Roiter; L. Mikolajczak; M. Akins; J. Sylvester

Nays:

Absent: J. Plunkett

OTHER BUSINESS

1) Status of Future Projects Coming Before the Architecture Commission

Greg Jackson, Village Manager, gave an update on three properties that are looking to be redeveloped in the business district and will most likely come before the commission in the upcoming months.

225 Robert Parker Coffin Road will be a coffee and bagel shop, 405 Robert Parker Coffin Road will be a hot dog restaurant, and 407 Robert Parker Coffin Road will be a loose tea shop where you can sit down and drink tea.

An update on the self-storage facility located at the corner of IL Route 53 and Lake Cook Road the Northwestern corner was passed from the Village Board to the PCZBA for review. After the PCZBA reviews the plans and makes a recommendation then this case will then be sent back to the Village Board for final approval.

An update on Mr. Gallo's property located at 3992 Orchard Lane. The AC made the recommendation based on the approval of the PZCBA. The planning commission made their recommendation to the Village Board, and they will be discussing this property at their March 8th meeting date.

Chairwoman Sylvester asked what the PCZBA recommended, and Village Manager Jackson informed her that the zoning board approved an amendment to the PUD for the front-loaded garage.

2) Status of the Former Oman Greenhouse Property

Planner Wegrzyn and Village Manager Jackson gave a brief presentation regarding the former Oman Greenhouse property.

Village Manager Jackson informed the commission that he is still having complications with the Oman Property. He had an aerial shot taken of the property which showed a total of 18 buildings. The property owner has suggested keeping two of the buildings constructed and to not be demolished. He contested that he doesn't want to see those buildings standing because they are beyond repair.

Village Manager Jackson referenced the aerial map and pointed out that building 14 is a garage and building 15 is a single-family home. He will be requesting that buildings 1-13 and 16-18 to be demolished at the next administrative hearing in April.

He acknowledged that members of the commission have been talking about his property for a while and understands the urgency of getting these buildings demolished. He went through a series of pictures to show the current conditions of the property and buildings.

The property owner is taking care of the initial buildings the commission has talked about in past meetings.

Village Manager Jackson stated that when it comes to property rights it is looked at closely by the courts and by administrative hearing officers, but he is continuing to be aggressive moving on this issue. He is going to start talking about revisiting the fines that are associated with this because he has reason to believe some people are dragging their feet as it pertains to obtaining the ComEd permit and is addressing this issue as well.

Chairwoman Sylvester asked if community support will help the effort and Village Manager Jackson will look into this and get back to her. This is a new system that he isn't very familiar with but will make that inquiry. He will send the commission the date and time of the next administration hearing meeting.

Chairwoman Sylvester is also surprised the residents of Briarcrest have not made this more of an issue until now. When Village Manager Jackson talked to the property owner about mixed used development on his property the Briarcrest neighborhood became aware and wanted a say in what the development was going to be and what it would look like. Except for a couple residents from the neighborhood, he has heard more from the AC than the residents.

Village Manager Jackson gave an update on the bridge and upcoming future plans to protect the bridge from future collisions. It astounds him that the bridge was hit 22 times and it doesn't give the community good publicity. The bridge is part of the Village's brand so the Village Board is concerned about how to best protect it.

Commissioner Marshall asked about how involved the AC was in the planning of protecting the bridge. Chairwoman Sylvester said the only involvement the AC had was to look at color samples to paint the bridge. The underlining structure is of historical significance, but the wooden top has no historical significance.

Chairwoman Sylvester brought up a concern she has about the community making a joke about the bridge being hit so many times. She was shopping local in Downtown Long Grove and went into the candy shop to buy candy. The candy shop calls itself the "Broken Bridge Candy Shop" and she was very disappointed. There was no external sign for the candy shop but the logo on the labels in the store had the Broken Bridge name on them. A historical bridge was not designed to accommodate large trucks and this route has been removed from GPS services.

Chairwoman Sylvester would like to look into different ways of expanding the AC's role in the community. Village Manager Jackson informed the commission that there is an ordinance being drafted to allow the AC to review future demolition permits.

The next scheduled Architectural Commission meeting is for March 21st, 2022 at 7:00 P.M. via Zoom.

ADJOURNMENT

With no further business, a motion to adjourn the meeting was made by Commissioner Mikolajczak, seconded by Commissioner Roiter.

Ayes: L. Mikolajczak; A. Roiter; M. Akins; J. Marshall; J. Sylvester

Nays:

Absent: J. Plunkett

Meeting Adjourned at 8:06 p.m.

Respectfully Submitted,



Jessica Marvin
Associate Planner