

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
REGULAR MEETING
July 18, 2022
7:00 P.M.**

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

Members Present: Allen Roiter; John Marshall; Matthew Akins; Jeanne Sylvester; and John Plunkett.

Members Absent: Laura Mikolajczak

Also Present: Amanda Orenchuk and Jessica Marvin, Community Development Services, and members of the public.

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall, to allow Jeanne Sylvester to participate remotely due to medical reasons.

Ayes: A. Roiter; J. Marshall; J. Plunkett; M. Akins

Nays:

Absent: L. Mikolajczak

Abstain: J. Sylvester

VISITORS BUSINESS

None.

APPROVAL OF MINUTES

1) Approval of the May 16, 2022 Draft Meeting Minutes.

Commissioner Roiter and Chairwoman Sylvester provided corrections to various typographical errors on pages three and six of the minutes.

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall, to recommend approval of the May 16, 2022, meeting minutes, as amended.

Ayes: A. Roiter; J. Marshall; M. Akins; J. Plunkett; J. Sylvester

Nays:

Absent: L. Mikolajczak

2) Approval of the June 20, 2022 Draft Meeting Minutes.

Chairwoman Sylvester provided corrections to various typographical errors on pages two of the minutes.

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall, to recommend approval of the June 20, 2022, meeting minutes, as amended.

Ayes: A. Roiter; J. Marshall; M. Akins; J. Plunkett; J. Sylvester

Nays:

Absent: L. Mikolajczak

NEW BUSINESS

1) Consideration of a request for a new single-family home, 7237 Greywall Court and within the Concord Homes' Ravenna Planned Unit Development, submitted by Muhammad Khan, the future homeowner.

Associate Planner Marvin provided an overview of the proposed new single-family residence. Neither the homeowner or architect were present for the meeting.

Chairwoman Sylvester had concern with the lack of variety of building materials on the left and right elevation. Commissioner Roiter agreed with her and added there is only one window on those elevations as well. He furthered explained that with new construction all four elevations should have a fair number of windows to provide consistency with the front and rear elevations. Commissioner Marshall wondered why the homeowner wouldn't want to have more windows on the other side of the living room since it isn't a private room.

The commission has also noticed the large amount of stucco used on the front façade of the proposed residence while most of the residences on Greywall Court are constructed out of masonry. Commissioner Roiter added there is a lack of stucco on all of the other elevations.

Chairwoman Sylvester drove through this neighborhood and mentioned that other residences use a variety of different materials and rooflines. She thinks the proposed residences would better fit in this neighborhood's style by breaking up the massive flat face planes with different materials or ornamentations.

Commissioner Plunkett mentioned that this is a larger residence and doesn't understand why the architect chose a box chimney that is wrapped with siding. He thinks it cheapens the look of the overall house and is inconsistent with the neighborhood. Commissioner Roiter and Marshall suggested to use a masonry chimney to fit in with the style of the neighborhood.

Chairwoman Sylvester stated that the proposed residence is what the commission is trying to avoid being constructed under the Village of Long Grove's antimotony ordinance. The front façade is being constructed with multiple materials, and the three remaining facades will be constructed with majority of siding with no variation. She stated the three elevations of just siding is not acceptable within the Anti-Motony Ordinance.

Commissioner Marshall asked Chairwoman Sylvester if she would like to see more brick where stucco is proposed, and she does not feel comfortable making decisions on what the residence should look

like. She stated it is up to applicant and contractor to take the commissions recommendations and modify the plans to their liking. She also suggested to the commission that they recommend this case to be reheard when the applicant is present.

The commission requested staff to send a list of the commissioners' comments regarding the elevations to the architect to modify and resubmit for architectural review.

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall, to send the application back to the applicant for revisions based on the comments provided from the commission below:

- The Commission had concerns about the lack of variety and consistency of materials and windows on the left, right, and rear elevations. Most of the residences in this neighborhood used a variety of different materials and rooflines. The Commissioners' suggested breaking up the massive flat face planes with different materials or ornamentations. Per the Anti Monotony Ordinance, the commission will not be recommending elevations with majority of the residences being siding. The Commission strongly encourages the applicant to incorporate the materials and windows used on the front façade into the remaining three façades.
- The Commission had concerns about the chimney and stated a box chimney wrapped in siding cheapens the look of the residence and is inconsistent with the neighborhood. They recommend using a masonry chimney to fit in with the style of the neighborhood.
- Due to the applicant/homeowners not attending the meeting the Commission did not feel comfortable reviewing the proposed new single-family residence and voting on this project without them being at the meeting. It is up to the contractor to take the Commissioners' recommendations and modify the plans to the homeowners liking.

Ayes: A. Roiter; J. Marshall; M. Akins; J. Plunkett; J. Sylvester

Nays:

Absent: L. Mikolajczak

2) Consideration of a request for a sign for "New Perspective", 2300 IL Route 53 and within the R-2 Residential Zoning District, submitted by Shannon Jones, the Executive Director of New Perspective.

Associate Planner Marvin provided an overview of the proposed signage. The commissioners compared the old "Arboria of Long Grove" signage to the proposed "New Perspective" signage and commented on the sign faces being dramatically different from each other. The commission remarked on the flatness of the sign, the bare landscaping around the ground light fixtures, and the colors (not desired by the AC).

Eric Galin, New Perspective Maintenance Director, provide more background regarding the new logo of the company. He stated the colors used for the proposed sign are corporate colors and the older residents like the colors used for the logo of the company.

Mr. Galin mentioned all the signs within the company are the same design. Staff have pointed out to the Mr. Galin and the commission that at existing locations for other New Perspective locations have different style and color of signs as the one being proposed.

Chairwoman Sylvester mentioned the Minnesota location has raised lettering and different colors for the signage than the sign being proposed in Long Grove. She asked Mr. Galin if he would change the sign to match the Minnesota location. He responded with he isn't from corporate and will have to ask Shannon Jones to see if it is a possibility to change the colors of the sign. He also stated that the New Perspective company spent a lot of money on items such as a wrapped transportation buses, pens, business cards, stickers, badges, envelopes, and etc. with the company's new logo.

Chairwoman Sylvester raised a concern regarding the flatness of the sign and suggested using raised channel lettering. It would be more pronounced and will have a nice overall appearance with raised channel lettering. Commissioner Roiter stated raised channel lettering has been the main style of signs proposed within the village. The commission has recommended to most businesses to use raised channel lettering and are opposed to flat signs. Commissioner Plunkett mentioned to install a white frame around all sides of the sign face would tie in better with the overall design but also with the crown of the sign.

Chairwoman Sylvester mentioned the ground light fixtures need to be obscured by a non-dieciuous shrub plant to hide the ground light fixtures in the winter. She stated Mr. Galin should plant 3 or 5 shrubs to offset the ground light fixture. The landscaping plan will be approved by the Architectural Commission in regards to how many bushes will be planted, type, and size.

Chairwoman Sylvester made a request to Mr. Galin to use the sign colors of the New Perspective at the Minnesota location because the colors are more subtle and fit within the Long Grove Style. She stated to Mr. Galin that she would like this sign to be reflected of the commissions standards they have for the village. She mentioned that if New Perspective wasn't able to consider using the subtle and elegant colors of the other signage, then the commission would like Mr. Galin to accommodate the commission elsewhere which would be the raised channeled lettering.

A motion was made by Commissioner Plunkett seconded by Commissioner Marshall, to recommend approval of a new sign face on the existing ground monument sign with the following conditions from the commission:

- Install a 2 ½" - 3" (Wooden or PVC) white frame on all 4 sides of the sign face and on both sides of the ground monument sign.
- Use raised channel lettering for the words "New Perspective".
- Provide a landscaping plan for the ground monument sign to cover the ground light fixtures.

Ayes: J. Plunkett; J. Marshall; M. Akins; A. Roiter; J. Sylvester

Nays:

Absent: L. Mikolajczak

OTHER BUSINESS

A motion was made by Commissioner Roiter, seconded by Commissioner Plunkett, to cancel the regularly scheduled meeting on August 15, 2022 and reschedule the meeting to August 29, 2022.

Ayes: A. Roiter; J. Plunkett; J. Marshall; J. Sylvester; M. Akins

Nays:

Absent: L. Mikolajczak

Chairwoman Sylvester asked for an update on the following item:

- Shooting Range

There was no other business, and the next scheduled Architectural Commission meeting is for August 29, 2022 7:00 P.M.

ADJOURNMENT

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

Ayes: A. Roiter; J. Plunkett; J. Marshall; J. Sylvester; M. Akins

Nays:

Absent: L. Mikolajczak

Meeting Adjourned at 8:36 p.m.

Respectfully Submitted,



Jessica Marvín
Associate Planner