

**MEETING MINUTES OF THE  
LONG GROVE ARCHITECTURAL COMMISSION  
(Held remotely via ZOOM)  
SPECIAL MEETING  
January 18, 2022  
7:00 P.M.**

Chairwoman Sylvester called the special 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 Plunkett.

Also Present: Greg Jackson, Village Manager; Amanda Orenchuk and Taylor Wegrzyn, Community Development Services; Betsy Gates-Alford, Village Attorney; and members of the public.

Chairwoman Sylvester acknowledged the previous Chairwoman, Lynn Michaelson-Cohn, of her 25 years of service on the Architectural Commission and thank her for her service on behalf of the commission.

**VISITORS BUSINESS**

None

**NEW BUSINESS**

Planner Amanda Orenchuk introduced Taylor Wegrzyn a Village Planner for the Village of Mundelein and the Village of Long Grove. Taylor has been with the Village of Mundelein for 6 years. He was previously a Village Planner for City of Valparaiso, Indiana for 4 years.

**1) Approval of the July 19, 2021 Meeting Minutes.**

A minor typographical error was noted in the draft meeting minutes. On page 1 in the motion made to approve the May 17, 2021 minutes to insert a comma after "Commissioner Mikolajczak". Also on the same page, in the motion made to approve the May 24, 2021, insert a comma after "Commissioner Roiter".

**A motion was made by Commissioner Roiter, seconded by Commissioner Plunkett to recommend approval of the July 19, 2021 meeting minutes with the corrections.**

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

Nays:

Absent:

**2) Approval of the December 20, 2021 Meeting Minutes.**

A minor typographical error was noted in the draft meeting minutes. Throughout the minutes Commissioners Plunkett's last name was spelled wrong and corrected the spelling of his last name. In item 3 paragraph 2 removed "Materials out of which..." and started the sentence with "The signs will be constructed out of...". In the same paragraph corrected "1 square foot" to "1 square foot". In the same item paragraph 4 to remove "the" in the following sentence, "Additionally, one awning sign, on which the print is...". In the same section in the second to last paragraph correct the spelling of "compliments" to "complements". Under Other Business in the second paragraph corrected the spelling of "ariels" to "aerials". In the same section in the third paragraph changed "...have brought up numerous times their concerns..." to "...have brought up their concerns numerous times".

**A motion was made by Commissioner Mikolajczak, seconded by Commissioner Plunkett to recommend approval of the December 20, 2021 meeting minutes with the corrections.**

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

Nays:

Absent:

Chairwoman Sylvester asked for a motion to switch item 3 and item 4 on the agenda.

**A motion was made by Commissioner Mikolajczak, seconded by Commissioner Roiter to switch the order of item 1 and item 2 on the agenda.**

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

Nays:

Absent:

Planner Orenchuk gave an overview presentation of the proposed new single-family residences at 3992 and 3994 Orchard Lane.

**3) Consideration of a request to construct a new single-family residence at 3994 Orchard Lane and within the R-3 Residential District, submitted by Mr. Mehran Farahmandpour at Maemar PC.**

Chairwoman Sylvester stated the materials fit in well with the other houses and can see the 4 requirements outline in the antimonotony code. She pointed out on the side elevations the very large expanses of stucco that read like blank wall and asked if the architect could consider breaking up those walls with detailing or ornamentation. She also referenced the other residences in the neighborhood have more variation and this residence seems like a contrast to the other residences.

The applicant, Mehran Farahmandpour, in response to Chairwoman Sylvester's concern he thinks in the context of the size of the elevations presented they seem like large areas but if look at the square footage of the areas they aren't as large as some of the other areas.

Mr. Farahmandpour doesn't think it will be as overpowering as the drawing would suggest. The roof will be a darker material shingles and the EIFS will be the lightest material used on the house. The

darker brick and medium-toned stone provide a balanced contrast with the lighter EIFS and darker roof shingle colors.

Chairwoman Sylvester responded to Mr. Farahmandpour. There is a lot of one material. She appreciated that Mr. Farahmandpour designed the homes, however, 3992 has more variation. The Long Grove AC considers the side and rear elevations just as important as the front elevations. This home may benefit from more detailing and ornamentation on the sides.

Mr. Farahmandpour noted that time was of the essence and hoped to avoid having to bring a revised design back to the AC at an additional meeting.

Chairwoman Sylvester doesn't have any other issues with the design. If the other commissioners agree that more detailing is desired, it can be approved administratively under the AC's direction to staff.

Commissioner Roiter agrees with Chairwoman Sylvester on the amount of EIFS on the side elevation and suggested increasing the amount of stone or brick to the windows on the first level to give it more interest.

Chairwoman Sylvester stated that it's not the AC's intention to delay the process for the homeowners. The AC is sympathetic and understand their desire to move forward.

The homeowner of 3994 Orchard Lane expressed a desire to do the foundation work in the interim.

The Village Manager, Greg Jackson, mentioned the village does not issue foundation permits. If necessary and upon a recommendation from the AC, staff can work with the applicant to modify the design accordingly.

Commissioner Plunkett found the EIFS to be appropriate and stated there is good variation in the materials used. He appreciates the cleanliness of the EIFS, but he suggested adding some trim to decrease the use of EIFS, however, this would make the side elevation a little bit busier looking. Commissioner Mikolajczak and Commissioner Akins agreed with Commissioner Plunkett.

Chairwoman Sylvester asked if the home buyers reviewed these plans and are pleased with the design. The home buyers expressed their approval of the design. Chairwoman Sylvester asked for a motion of approval.

**A motion was made by Commissioner Plunkett, seconded by Commissioner Roiter to recommend approval to construct a new single-family residence at 3994 Orchard Land as proposed.**

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

Nays:

Absent:

- 4) Consideration of a request to construct a new single-family residence at 3992 Orchard Lane and within the R-3 Residential District, submitted by Mr. Mehran Farahmandpour at Maemar PC.**

Planner Orenchuk gave some background history for this property. This was the first house reviewed in the neighborhood by current staff members. A permit has been issued and the foundation has been poured. Legal counsel advised staff that AC review was still required. Mrs. Orenchuk also mentioned an issue with the side load garage; there is a requirement that no more than 25 percent of the homes in the subdivision may have a front load garage and the subdivision already exceeds this percentage.

Commissioner Mikolajczak asked how the applicant could change the foundation if it was already poured. Village Manager Jackson stated they will need to go to the Planning Commission and Zoning Boards of Approval and request an amendment to The Orchard PUD or variation.

Chairwoman Sylvester added that the AC can review and decide if the design meets the criteria of the ordinance as the AC is required to interpret it. The AC can issue a provisional recommendation, subject upon the petitioner's request for zoning relief for the garages and approval thereof by the Village Board. She thinks it would be best to make a determination on the design and leave the other zoning issue for the appropriate governing body.

Joe Gallo, the builder and developer for the project, stated everything was approved, the foundation was put in, the property was graded, gas lines were installed, and they were starting to build the floors. Mr. Gallo is understanding that there is this additional zoning issue related to the garages. He argued that he cannot construct a side load garage due to a septic field right of the home and a scenic corridor to the left. He expressed concern that the installed foundation could be damaged if they cannot proceed with construction. Mr. Gallo testified that he was unaware of the garage requirements when he received the PUD approvals 17 years ago.

Village Manager Jackson responded to Mr. Gallo. Mr. Gallo's development team has come before the AC multiple times and certainly knew that any project is required to go before the AC as required by the PUD. Had the project been brought to the AC before construction commenced, it could have been communicated that only 25% of garages can be front loading.

Village Attorney, Betsy Gates-Alford, stated there is a need for zoning relief which is a matter for the village board to decide on. They will do that after there has been a public hearing that has been conducted by the PCZBA. Based on the testimony at the public hearing and the recommendation from the PCZBA the village board will then make their decision. She recommended that the AC consider the design of the structure only and leave the garage zoning matter for those other bodies to consider.

Chairwoman Sylvester noted that she had the opportunity to visit this site and encouraged the other members to do the same with similar cases in the future. There is a lot of variation in the neighborhood, but also a lot of commonalities among the materials, colors, and ornamentation. She expressed her opinion that the residence fits in nicely within the neighborhood.

**A motion was made by Commissioner Roiter, seconded by Commissioner Akins to make a provisional recommendation approving the plans as presented here conditioned upon the petitioner seeking zoning relief.**

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

Nays:  
Absent:

## **OTHER BUSINESS**

### **1) Status of the Former Oman Greenhouse Property**

Village Manager Jackson mentioned the issue regarding the Oman Greenhouse property which was discussed during the July AC meeting. The commission was looking for action to be taken to remedy the property maintenance issues associated with this property. Village Manager Jackson met with the property owner who had initially proposed a development project for that parcel. Village Manager Jackson expressed to the property owner that it was imperative to for him to develop a corrective action plan and bring it back to the Village in a timely fashion.

Village Manager Jackson continued to note that the Village did not receive any further communication from the property owner and staff were directed to being enforcement actions. Staff went and conducted a property maintenance inspection and cited the property owner on five separate violations. The property owner came before a hearing officer after once continuance and agreed to take corrective action on the property. Included in the corrective action plan is the demolition of the two initial buildings and the modification of an additional 3 buildings. Five buildings are proposed for demolition in total.

The property owner will be going in front of a hearing officer again on February 8<sup>th</sup>, 2022. The demolition of the greenhouses has been delayed because Village Manager Jackson needs the approval from ComEd and Nicor, and a watershed inspection needs to be conducted on the property. The fence that borders the Briarcrest subdivision will be taken down by the Oman's greenhouse property owner. Village Manager Jackson asked the property owner to delay removing the fence until the other corrective actions are completed.

Village Manager Jackson stated that the demolition of the first two budlings will occur first, followed by the three building modifications, and ending with the removal of the fence. The Oman's greenhouse property owner has expressed a desire to develop the site as a mixed-use project. In accordance with the Briarcrest PUD, there will be opportunities for future input.

Chairwoman Sylvester would like Village Manager Jackson to notify the AC with future demolition permits and request.

Commissioner Mikolajczak asked Village Manager Jackson if the village will come up with different barriers for the historic covered bridge. He responded that the village has two proposals and is exploring other options such as overhead detection and improved signage.

The next scheduled Architectural Commission meeting is for February 21<sup>st</sup>, 2022 at 7 P.M. via Zoom.

## **ADJOURNMENT**

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

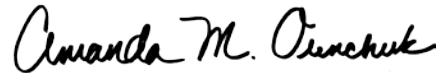
Ayes: A. Roiter; L. Mikolajczak; M. Akins; J. Plunkett; J. Sylvester

Nays:

Absent:

Meeting Adjourned at 8:10 p.m.

Respectfully Submitted,

A handwritten signature in black ink that reads "Amanda M. Orenchuk". The signature is written in a cursive, flowing style.

Amanda Orenchuk

Village Planner