

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
REGULAR MEETING
November 20, 2023
7:00 P.M.**

Chairwoman Sylvester called the meeting of the Long Grove Architectural Commission (AC) to order at 7:08 p.m. with the following members present.

Members Present: Matthew Akins; John Marshall; Laura Mikolajczak; J Plunkett; A Roiter; and Jeanne Sylvester.

Members Absent: Archana Mohanchandra

Also Present: Taylor Wegrzyn, Community Development Services

VISITORS BUSINESS

None.

APPROVAL OF MINUTES

1) Approval of the October 16, 2023 Draft Meeting Minutes.

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall, to recommend approval of the October 16, 2023, meeting minutes.

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

Nays: None

Absent: A. Mohanchandra

OLD BUSINESS

Planner Wegrzyn provided a brief update regarding the roof project at 314 Old McHenry Road.

NEW BUSINESS

1) AC-2023-008 – Ciel of Long Grove - Signage

Planner Wegrzyn provided an overview of the proposed project. He provided background information on the history of the property, context, the applicant's plans, and the applicable guidelines.

Ciel of Long Grove is the new business name for the assisted living facility at 1190 Old McHenry Road. It was previously called HarborChase. The new ownership group is seeking to replace the branding on the existing monument signs. There are three signs in total: one at each driveway entrance and one at the

corner of Route 83 and Route 53. The larger monument sign at the corner is cobranded with the Village of Long Grove. The new signs would be constructed of acrylic with vinyl wrap.

The Commission reviewed the applicant's plans and there was some discussion about the color and placement of the signage on the larger monument structure. The scale and color of the new sign in relation to the existing Village of Long Grove text was the primary discussion. Commissioner Marshall noted that the ground light fixtures currently block the sight lines to the Village of Long Grove text.

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall, to approve the sign permit request subject to the following conditions:

1. Regarding the Route 83/Route 53 Sign:
 - a. Color to match the "Village of Long Grove" text. Logo to be matching letters with tan background.
 - b. Font width to match "Village of Long Grove" text (i.e. normal instead of bold font).
 - c. Existing light fixtures to be lowered or text to be raised to correct the line of sight issue as seen from Route 83.

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

Nays: None

Absent: A. Mohanchandra

2. AC-2023-009 – Deer Trail Subdivision – McNaughton Development – Architecture Concept

Planner Wegrzyn provided an overview of the proposed project. He provided background information on the history of the property, context, the applicant's plans, and the applicable guidelines.

A 26-lot subdivision in largely the same form of the existing Deer Trail PUD was described. Five to six floor plans, each with three to four exterior variations, are contemplated. The Commission generally found these designs to be very appealing. Further discussion was had concerning whether the proposed homes would provide enough variation to satisfy the antimonotony standards. Considering that the Village Code requires a certain level of differentiation between homes within 1,500 feet or along the same block as one another, it is understood that some deviation from the Code would be necessary. It was noted that one option could be to amend the Planned Unit Development to incorporate a development-specific list of design standards. Alternatively, the Architectural Commission could review each house separately, however, the Developer indicated that they would likely move on if that is the case. Commissioners expressed concern over the limited number of variations in the designs. The Developer noted that they should be able to present a design palette which would address these concerns. Generally, Commissioners were satisfied with the designs and indicated that an acceptable level of variation could be obtained in the plans which the Developer submits later. Those plans will ultimately need to be reviewed by the Architectural Commission, and the Commission will determine its appropriateness at that time. Additional action by the Plan Commission is likely necessary to amend the existing Planned Unit Development approvals.

OTHER BUSINESS

Village Hall Addition. There was a discussion on the Village Hall Addition Plans dated 11.20.23 and prepared by Wold. The Commission provided some feedback to staff for future consideration including:

1. Cement fiber siding should not be used on the original (circa 1860s) historic portion of the building;
2. Cement fiber siding should not be used on the historic addition (circa 1970s) portion of the building;
3. A definitive break, delineation, or demarcation should be used to connect the addition while visually separating it from the historic structure (including the 1970s portion of the building). Examples could include a corridor, raising the roof level of the addition, or building articulation;
4. Vinyl windows are strongly discouraged. In particular, vinyl should not be used for the windows on the original (circa 1860s) structure;
5. While not proposed, vinyl siding should be avoided at all costs;
6. The window feature over the south elevation entry could be brought 'forward' to provide further articulation along that façade. Returns on the eaves of this feature could match the 1970s portion of the building. These changes with a taller roof on the addition would provide a more complimentary aesthetic; and
7. Window trim should be white instead of the beige/grey shown. The beige/grey does not match the brown doors or white siding.

The next scheduled Architectural Commission meeting is for December 18, 2023 7:00 P.M.

ADJOURNMENT

With no further business, a motion to adjourn the meeting was made by Commissioner Marshall, seconded by Commissioner Mikolajczak, and was passed by a voice vote.

Meeting Adjourned at 9:53 p.m.

Respectfully Submitted,

Taylor Wegrzyn
Senior Planner