

**MEETING MINUTES OF THE  
LONG GROVE ARCHITECTURAL COMMISSION  
REGULAR MEETING  
February 26, 2024  
7:00 P.M.**

Chairwoman Sylvester called the meeting of the Long Grove Architectural Commission (AC) to order at 7:04 p.m. with the following members present.

Members Present: Matthew Akins; John Marshall; Laura Mikolajczak; Archana Mohanchandra; Allen Roiter; and Jeanne Sylvester.

Members Absent: John Plunkett

Also Present: Tim Verbeke, Community Development Services

Public/Petitioner Present: Ryan Messner, Resident and State Farm; and David Gayton, Resident

**VISITORS BUSINESS**

None.

**APPROVAL OF MINUTES**

**1) Approval of the December 18, 2023, Draft Meeting Minutes.**

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall, to recommend approval of the December 18, 2023, meeting minutes.

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

Nays: None

Absent: J. Plunkett

**OLD BUSINESS**

None

**NEW BUSINESS**

**1) AC-2024-001 – 440 Robert Parker Coffin Road – Siding**

Tim Verbeke, Planner, provided an overview of the proposed project. He provided an overview of the siding being used, current exterior of the property and proposed rendering. The applicant provided background information on the history of the property, context, the applicant's plans, and the applicable guidelines.

The applicant and owner of the property, Mr. Ryan Messner, is undertaking a complete overhaul of the entire building, inside and out. Most of the units will receive new flooring, new finish on the walls, and other cosmetic touches. The exterior of the property will receive new siding on all sides, new trim around doors, windows and the units, and any doors that need replacement will be replaced in kind, just in the color white. Per the applicant the following architectural items need to be addressed:

- The rounded architectural detail atop the blue building (432 RPC Rd) will most likely need to be removed and will not be replaced due to cost.
- The awning above the entry door at 434 RPC Rd will need to be removed and not replaced due to the new exterior fire alarm box.
- The window above the entry door at 438 RPC Rd will be restored and replaced.
- The awning above the entry door at 444 RPC Rd condition is unknown. If found to be in poor condition, it will have to be removed and not replaced due to cost.
- All units will be delineated by white trim in the rear of the property.

The applicant entered into the record an email from Village Administrator Art Osten stating that the use of James Hardie Board Siding would be acceptable.

Mr. Verbeke advised that approval of the design of the siding does not constitute an approval of a building permit or color/type of siding. Additionally, Village of Long Grove approval does not negate the need for jurisdictional approval where applicable.

#### Materials and Dimensions:

- Use high-quality, long-lasting building materials (preferred primary building materials include stone, brick, and wood).
- The following materials are considered inappropriate for the Historic Downtown: Concrete block, concrete masonry units, corrugated fiberglass, imitation rock work, and mirror or metallized reflective glass.
- Select masonry colors which are compatible with adjacent structures.
- Use building materials with warm colors. Trim colors should be contrasting but compatible with the building's color.

David Gayton, Resident and Contractor for the Project provided further testimony on the proposed project. The following is a summary of the points made by Mr. Gayton:

- Operating with a \$300,000 exterior siding budget;
- Receiving a significant discount for purchasing a large quantity of gray horizontal Hardie Board siding.
- The design is meant to be timeless.
- If the Village is willing to give an extra \$20,000 to \$30,000, then the applicant would be willing to make the suggested changes.

The Commission reviewed the applicant's plans and there was a great deal of discussion about the color and materials of the siding. It was clarified that all the siding will be the same color of gray broken up with white trim. There will also be uniform white boxes left above each door frame for each business's signage.

The Commission, led by suggestions from Chair Sylvester and Commissioner Mohanchandra offered the following as a compromise to the Applicants submitted plans and the Village Architectural Downtown Historical Standards.

- Keep both the awnings over 440 RPC Rd and 434 RPC Rd. If found to be in poor condition during construction, replace with in-kind awnings to keep the same historic and eclectic feel.
- Continue the white trim and molding around the eastern corner of the building at 432 RPC Rd.
- Add a mix of directions in the siding. For example, alternate between vertical and horizontal siding.
- Add additional depth and color to the siding to create visual interest and not lose the character of historic downtown Long Grove.
- Had a concern about the lack of cornices and molding. Add those elements in either wood and/or Hardie Board. Similar to what is currently on the structure.

The Commission noted that along the applicant may be price sensitive, the Commission is a recommending body that is supposed to look at architectural details only and cannot consider the cost of the project when making their decision.

Overall, the Commissioners commented that they were happy the applicant was investing in this building, both inside and out but they are left with major considers regarding the use of one color for most of the buildings (4 of the 5), removing all the architectural details, and only adding white trim as the architectural point of interest. Since this building is currently so eclectic and a highlight of the historic downtown, the uniformity of the proposed design causes some concern.

A motion was made by Commissioner Marshall, seconded by Commissioner Roiter, to approve the request for siding materials and design relating to 440 Robert Parker Coffin Road.

Ayes: None

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

Absent: J. Plunkett

Motion Failed Unanimously 0-6.

A secondary motion was made by Commissioner Mohanchandra, seconded by Commissioner Marshall, to approve the request for siding materials and design relating to 440 Robert Parker Coffin Road as shown in the AC Packet subject to the following conditions:

1. Include the addition of a variety of different moldings and framings along with additional depth to the project.
2. The property owner must salvage the existing character and material on the front/street facing façade. If the property owner cannot salvage the existing material, the property owner will be permitted to utilize similar materials to maintain the same Long Grove character as described in the Long Grove Village code.
3. To achieve the eclectic features as described in the downtown design guidelines, the property owner may use shades of gray across the front/street facing façade or utilize a variety of colors. The property owner must use at least three different building colors on the façade.

Ayes: J. Marshall; L. Mikolajczak; A. Mohanchandra; M. Akins; A. Roiter; J. Sylvester  
Nays: None  
Absent: J. Plunkett

Motion Passed Unanimously 6-0.

## **2) AC-2024-002 – 3676 IL Route 22 – Signage**

Tim Verbeke, Planner, updated the Commission that the applicant failed to show up for the meeting and that this item should be continued to the next Architectural Commission Meeting.

A motion was made by Commissioner Marshall, seconded by Commissioner Mohanchandra, to continue item AC-2024-002 to the March 18, 2024, Architectural Commission Meeting.

Ayes: None  
Nays: J. Marshall; L. Mikolajczak; M. Akins; A. Mohanchandra; A. Roiter; J. Sylvester  
Absent: J. Plunkett

Motion Passed Unanimously 6-0.

## **3) AC-2024-003 – Historic Downtown – Signage**

Tim Verbeke, Planner, provided an overview of the proposed project. He provided an overview of the signage being proposed and the existing signage. The applicant provided background information on the history of the property, context, the applicant's plans, and the applicable guidelines.

The applicant and President of the Historic Downtown Long Grove Business Association, Mr. Ryan Messner, is contracting out the designing and installation of all the signage. At the meeting, Mr. Messner submitted two new signage renderings, one of which was a clear favorite of all the Commissioners. The sign would be made of a composite material, painted black to match the rest of the signage across the Village. The sign is proposed as a one-sided sign but could easily be made into a two-sided sign. There will be two magnetic open sections that can be used for relevant Village event messaging.

The Commission had very little discussion after agreeing that the sign proposal submitted into the record at the meeting was the clear favorite.

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall, to enter in the sign proposal into the record and approve aforementioned proposal relating to the Long Grove Historic Downtown Signage.

Ayes: None  
Nays: J. Marshall; L. Mikolajczak; M. Akins; A. Mohanchandra; A. Roiter; J. Sylvester  
Absent: J. Plunkett

Motion Passed Unanimously 6-0.

## **OTHER BUSINESS**

### **Project Updates:**

Tim Verbeke, Planner, stated that the Deer Trail architectural proposal was just submitted, therefore it will be on the March Architectural Commission meeting.

The next scheduled Architectural Commission meeting is for March 18, 2024, at 7:00 P.M.

## **ADJOURNMENT**

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

Meeting Adjourned at 8:47 p.m.

Respectfully Submitted,

Tim Verbeke  
Senior Planner