



## MEMORANDUM

To: Village President and Staff

From: Taylor Wegrzyn, VOM Planner

Date: Tuesday, May 23, 2023

Re: Planners' Report

---

This memo intends to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA) and the Architectural Commission (AC).

---

### I. ARCHITECTURAL COMMISSION – May 15, 2023

#### A. 340 Old McHenry Road, Brothers Field

1. **Summary:** Continuation of the meeting first held on March 15, 2023. The Architectural Commission is considering the design, context, style, and materials of the proposed demolition of an existing building, a new building structure, several accessory structures, and the site plan. This project will require additional actions by the PCZBA and Village Board. Potential additional actions include consideration of an amendment to the existing Planned Unit Development, zoning text amendments, and any other additional actions as may be determined necessary.

No action was taken by the Architectural Commission and no updates were provided by the Applicants. It is understood that the Applicants have been considering a plan to convert the barn structures into facilities instead of demolishing the red house building. It is further understood that such a change in the plans would require a concept presentation to the Village Board prior to referral to the PCZBA.

#### B. 2798 IL Route 83, Olson Storage

1. **Summary:** Continuation of the discussion first held on May 16, 2022. When the Commission last discussed the proposed self-storage facility on this property, they requested numerous architectural changes to the building and determined that it would require further review by the Commission once those updates had been made. Updated plans were submitted by the Applicant on April 12, 2023. This project will require additional actions by the PCZBA and Village Board. Potential additional actions include rezoning of the property, consideration of a Planned Unit Development, and/or zoning text amendments.
2. **Motion:** To recommend that the Applicant revise drawings for reconsideration by the Commission. Passed 7-0. The AC recommended greater articulation, roof variation, and landscaping to break up the rectangular shape of the building.

C. **350 Old McHenry Road, Siding Replacement**

1. **Summary:** The property owners are seeking to replace the existing siding of the building and change its color. A proposal to change the siding from cedar shingles to horizontal vinyl was considered.
2. **Motion:** To recommend that the Applicant revise their plans to be of a different material than vinyl and submit details of the alternative materials to the Commission. Possible materials include LP Smartside and James Hardie siding, both in shingle styles. The Commission also approved cedertone floorboards for the front porch and rear stairs: a slight alteration from the plans considered at the April 17, 2023 meeting concerning the Applicant's request to review the replacement of the rear staircase. Passed 7-0.

II. **PLAN COMMISSION AND ZONING BOARD OF APPEALS – June 6, 2023**

A. **3305 Old McHenry Road – Garage Setback Variation**

1. **Summary:** The applicant, Kevin Rose, is seeking a reduction in the property's 50-foot side yard setback requirement to allow for a garage with a side yard setback of 5 feet. At the May 2, 2023 meeting, the PCZBA continued the public hearing to allow the Applicant and neighboring property owners to attempt to find an agreeable location for the garage.

B. **215-235 Robert Parker Coffin Road – Joanie's Pizzeria Special Use Permit for Outdoor Dining**

1. **Summary:** The applicant is seeking a Special Use Permit to expand the outdoor dining area to a proposed deck expansion on the north side of the building. The outdoor dining area would expand seating by 24 seats on a new 39'x15' deck extension at the north end of the building. At the May 2, 2023 meeting, the PCZBA continued the public hearing until a plan for reducing the sound and visual impact of the outdoor dining area can be submitted by the Applicant for consideration by the PCZBA.

C. **Philip Estates Final Planned Unit Development / Subdivision**

1. **Summary:** The Canterbury Park PUD/subdivision was approved by the Village in 2008. The property has remained vacant since that time. A new plan to replace the 12-lot Canterbury Park subdivision with a 19-lot subdivision named "Philip Estates" was proposed in 2020. The proposal was referred to the PCZBA by the Village Board that same year. In 2021, the Village Board approved of a preliminary Planned Unit Development, a preliminary subdivision plat, and a rezoning of the property from R-1 to the R-2 PUD District pursuant to the Applicant's request. In accordance with the Ordinance's two-year timeline for final approvals, the Applicant has submitted a request for a Final Planned Unit Development and Final Plat of Subdivision. There is one change of note to the plan: a lift station and its outlot were removed after project engineers found a way to service the site without such infrastructure.