



MEMORANDUM

To: Village President and Staff

From: Taylor Wegrzyn, VOM Planner

Date: Tuesday, June 27, 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 – June 19, 2023

A. 350 Old McHenry Road, Siding Replacement

1. **Summary:** Continuation of the meeting held on May 15th. The applicant originally proposed replacing the exterior siding of the building with a vinyl product. The Architectural Commission recommended that the applicant revise their plans to use Hardiboard or LP Smartside siding materials in a shingle style to reflect the original design of the historic building.

On June 19, 2023, the Applicant informed staff that the homeowners were not going to proceed with the siding replacement due to cost concerns. The Application was withdrawn, and no motion was needed by the Commission.

B. KEEP.Rentals, 2798 IL Route 53

1. **Summary:** Proposed self-storage facility. The applicant appeared before the AC in spring 2022 and again on May 15, 2023. Each time the Commission has provided the applicant with recommendations to make the structure less “boxy” and more consistent with the quality and material of other recent commercial developments within the Village. It is expected that the applicant will have revised drawings for the Commission’s review.
2. **Motion:** to approve the landscaping, signage, lighting, building, and site plan. Passed 5-0.
3. **Next Steps:** A Planned Unit Development (PUD) is anticipated for this project to accommodate the unique use, location, and site constraints. PUDs require a public hearing process through the PCZBA. The Applicant has yet to submit their PCZBA application.

C. 215-235 Robert Parker Coffin Road, Joanie’s Pizzeria – Lighting

1. **Summary:** On June 13, 2023, the Village Board approved of a Special Use Permit for the outdoor dining at the restaurant. The Board also authorized the use of lighting within the dining area, subject to Architectural Commission review.
2. **Motion:** to approve railing lights and wall lights with the condition that wall lights be downlit or shielded and subject to staff review. Passed 5-0.

3. **Next Steps:** Applicant can proceed to building permit. If lighting is to be installed, plans for lighting must first be reviewed and accepted by the Village Planner.

D. **3993 Orchard Lane, New Single-Family Dwelling**

1. **Summary:** Building plans by ICON Building Group for a two-story single-family dwelling on the subject property. The home would have a side-loaded garage and would feature brick, stucco and stone on the exterior. The subject property is located within the Orchards of Long Grove Subdivision and PUD (R3 Zoning). As required by the PUD Ordinance, Architectural Commission review of all new structures is required.
2. **Motion:** to approve. Passed 5-0.
3. **Next Steps:** applicant can proceed to permitting.

II. **PLAN COMMISSION AND ZONING BOARD OF APPEALS – June 20, 2023**

Cancelled due to lack of agenda items.

III. **Other Items**

- A. **Brothers Field.** Staff informed the Applicant as to what their next steps are for obtaining the zoning permissions needed for the proposed uses on the property. Both PCZBA and AC meetings are necessary steps, however, the applicant can decide which meeting they would like to undertake first. Staff have not received any correspondence back from the applicant since the last Village Board meeting.
- B. **Long Grove Fire Protection District.** Staff received a zoning petition for a Special Use Permit to permit a fire station within the R-2 zoning district. The application is currently under staff review. A PCZBA hearing in July or August is anticipated.
- C. **Text Amendment – Food Trucks.** The Village Board previously considered a proposed policy for licensing food trucks within the Village. After consideration of this concept, the Board recommended it to the PCZBA. A text amendment to the Zoning Code will be needed to implement this policy. A PCZBA hearing in July or August is anticipated.