



MEMORANDUM

To: Village President and Staff
From: Taylor Wegrzyn, VOM Planner
Date: Tuesday, October 24, 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).

ARCHITECTURAL COMMISSION – October 16, 2023

314 Old McHenry Road

History:

The structure is known historically as the Fred Sauer House, 314 Old McHenry Road. Fred Sauer was a carpenter and built this house for his family in 1873. The original part is the two-story section. Fred learned his trade helping to rebuild Chicago after the great Chicago Fire of 1871. Note the distinctive medallion in the peak – you'll also see this in several other buildings – a distinctive feature of homes built in the mid-19th century.

Additions appear to have been constructed around the 1960s.

Seasons of Long Grove restaurant was the most recent use in the building, which opened in 1994 and was listed for lease or sale around 2018.

Request:

The proposal is to replace the multi-sloped roof structures at the rear of the building with a large, trussed roof system, replace shingles with architectural shingles, and apply 8" aluminum siding on the new gable ends to match the existing siding elsewhere on the building. New AC units, windows, siding, and an interior remo

Land Use, Zoning, and Locational Data:

1. Existing Zoning: B1 Historic Downtown Business District
2. Proposed Zoning: Same
3. Surrounding Land Uses:

Direction	Existing Use	Land Use Plan/Zoning
North	Downtown Retail	B1

South	Downtown Parking	B1
East	Downtown Restaurant	B1
West	Downtown Retail	B1

4. Location of Improvements: Roof of the rear additions and shingles on all roof surfaces
5. Flood/Wetlands: According to LC Mapping, there are no wetlands on the property
6. Bulk and Yard Regulations:
 - B1 District Standards:
 - a). Front Yard: 20 feet
 - b). Side Yard: 15 feet
 - c). Rear Yard: 15 feet
 - d). 80% impervious coverage maximum

Analysis

The front portion of the building is historic while the rear additions do not have any historical significance. The Architectural Commission were satisfied that the roof addition would not exceed the height of the historic roof line and would be located behind the historic portion of the building. The new roof would be, however, very large in its bulk and the Commission worked with the applicant to find a suitable way of breaking up that large mass. The Commission stressed its excitement in seeing new investment in the property so that the historic building can be preserved. It was understood that future phases of the project will require further review by the Architectural Commission.

Architectural Commission Motion:

The Architectural Commission voted 5-0 to approve of the applicant’s plans to (1) replace the roof structure, (2) install architectural shingles, and (3) install siding on the new gable ends, all subject to the addition of four gables (two per side), approximately 7-8’ in height with eave returns.

Next Steps:

Building Permit Application to be submitted after applicant revises plans.

PLAN COMMISSION AND ZONING BOARD OF APPEALS – October 17 2023

Cancelled due to lack of agenda items

4359 IL Route 22 – Sai Shiv Mandir & Spiritual Community Center.

Staff are still awaiting receipt of a complete application and additional information from the petitioner for the property at 4359 IL Route 22 (Sai Shiv Mandir & Spiritual Community Center). Once a complete application has been reviewed by staff, a new public hearing will be scheduled and noticed.