



MEMORANDUM

To: Village President and Staff

From: Taylor Wegrzyn, VOM Planner

Date: Tuesday, November 28, 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).

PLAN COMMISSION AND ZONING BOARD OF APPEALS – November 21 2023

Cancelled due to lack of agenda items

ARCHITECTURAL COMMISSION – November 20, 2023

1. Sign Permit Application – Ciel of Long Grove (Formerly HarborChase Assisted Living)
 - a. Sign face replacement on the existing monument signs
 - b. Approved with the following Conditions:
 - i. Route 83/Route 53 Sign:
 1. Color to match the “Village of Long Grove” text. Logo to be matching letters with tan background.
 2. Font width to match “Village of Long Grove” text (i.e. normal instead of bold font).
 3. Existing light fixtures to be lowered or text to be raised to correct the line of sight issue as seen from Route 83.
2. Deer Trails Subdivision – McNaughton Development – Architectural Concept Package
 - a. Preliminary review of a conceptual package of floor plans and exterior designs for the homes within the Deer Trails Subdivision. No formal action by the Commission was taken. The Commission provided general feedback on the proposed architecture of the development as described by McNaughton Development.
 - b. Discussion Summary:
 - i. The Developer described a 26-lot subdivision in the same form of the existing Deer Trail PUD. 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.

3. Village Hall Addition – Wold plans dated 11.20.23
 - a. The Commission also discussed the latest plans for the Village Hall addition. Feedback on the plans was provided to the project architect via Village Administration.

PLAN COMMISSION AND ZONING BOARD OF APPEALS – November 21, 2023

Cancelled due to lack of agenda items

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

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