



MEMORANDUM

To: Village President and Staff
From: Taylor Wegrzyn, VOM Planner
Date: Thursday, April 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. PLAN COMMISSION AND ZONING BOARD OF APPEALS – April 4, 2023

A. **Royal Melbourne:** 4700 Royal Melbourne Drive - PUD amendment

1. **Summary:** The Royal Melbourne club is seeking to modify the approved PUD plans to include new platform tennis courts, tennis lounge, and pickleball courts near the existing clubhouse. The Commission's discussion included topics such as the light and sound generated from the proposed uses, the landscaping proposed, trees removed, and demand for the facilities.
2. **Motion:** To approve, passed 4-0 with the condition that the applicant provide a buffering plan to mitigate noise and light pollution from the playing courts. This plan was submitted to Village staff on April 3, 2023.

II. ARCHITECTURAL COMMISSION – April 17, 2023

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

1. **Summary:** Continued review of the proposed demolition of 340 Old McHenry Road, replacement structure, and the accessory structures on the property. At the last meeting, the Commission requested that the applicant further explore possibilities for preserving the existing structure. They also requested plans for more permanent outdoor structures which complement the style and architecture of the downtown. Two members of the Commission conducted a walk through of the existing structure with the applicant.

No updates were presented to the Commission prior to the April 17, 2023 meeting and the applicant informed staff that they needed additional time. The Commission briefly discussed the matter and a recap of the walk through was provided by Commissioner Marshall and Chairman Sylvester.

2. **Motion:** to continue until the May 15, 2023 meeting, passed 4-0.

B. **Blu Fig, 225 Robert Parker Coffin Road:** proposed signage for new business

1. **Summary:** a wall sign and a hanging wall sign, together less than 10 square feet in area, were proposed for the new business at 225 Robert Parker Coffin Road: Blu Fig Café. The Commission briefly discussed the sign and noted that raised elements and a different font would make it more consistent with the vision for the historic downtown.
2. **Motion:** to approve with the condition that raised elements and a different font be uses, passed 5-0.

C. **(3) Real Estate Signs, NEC of Route 83 and Aptakistic Road**

1. **Summary:** Three, large real estate signs (each 16 square feet in area) were proposed for the northeast corner of Route 83 and Aptakistic Road (the Oman, Ballybunion properties, and two parcels east of these). The signs advertise the property listing which is under CBRE.
2. **Motion:** to approve as proposed, passed 5-0.

D. **350 Old McHenry Road: replacement staircase**

1. **Summary:** a replacement staircase at the rear of the building structure was proposed for the property at 350 Old McHenry Road (Rivellino School of Art). The existing stairs are not up to code. The proposed stairs would be to code and include a mid-landing and 90-degree turn.
2. **Motion:** to approve with the condition that the stairs match the front porch in color, material, and style, passed 5-0.

III. **PLAN COMMISSION AND ZONING BOARD OF APPEALS – April 18, 2023**

Cancelled due to lack of agenda items

IV. **PLAN COMMISSION AND ZONING BOARD OF APPEALS – May 2, 2023**

- A. **3305 Old McHenry Road:** A detached garage is proposed. A variation is required from the sideyard setback. The proposed garage is located 5 feet from the southern property line.
- B. **235 Robert Parker Coffin Road, Joanie's Pizzeria:** An expansion to the outdoor dining area and deck is proposed. Outdoor dining which is ancillary to an indoor restaurant requires approval of a Special Use Permit. The business currently operates under a Special Use Permit, however, the expansion of the use will require approval of a new Special Use Permit. It should be noted that the standards applicable to an Outdoor Dining Special Use Permit are different than those which apply to temporary outdoor dining uses.

The Architectural Commission considered the proposed deck and dining expansion at their May 16, 2022 meeting. This review considered the design of the proposal only and did not consider the use of the property which is under the purview of the Plan Commission and Zoning Board of Appeals. After a lengthy discussion and numerous public comments, the Commission recommended approval by a vote of 4-0, subject to the following conditions:

- i. Plans for newel posts with additional detailing and in character with the immediate vicinity are to be submitted for review by staff and the Commission Chair.
- ii. Planters will be placed along 50% of the deck railing.
- iii. Subject to any additional requirements or review by the Plan Commission and Zoning Board of Appeals and Village Board resulting from the proposed use of the deck expansion.

Additional review by the Architectural Commission may be necessary should changes to the design, not consistent with those mentioned in the Commission's recommendation, be made to the project.

V. ARCHITECTURAL COMMISSION – May 15, 2023

- A. **2798 IL Route 83, Olson Storage:** 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.
- B. **340 Old McHenry Road, Brothers Field:** 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.