Village of Long Grove Illinois

MEMORANDUM

TO:	Village of Long Grove Architectural Commission
FROM:	JAMES M. HOGUE, Village Planner
DATE:	July 21, 2014
RE:	Replacement of similar materials in the B-1 Business District

A request for of amendment(s) to the Village Zoning Code was scheduled for public hearing for consideration by the PCZBA at their July 1st meeting. The PCZBA took no action on the request and remanded the request to the AC for their input. This item will come back to the PCZBA at their meeting of August 5th.

The amendment to the zoning code is in response to requests from downtown building owners wanting to replace an existing wood deck and railing with the high density plastic (wood looking) material. Their goal is to replace the wood with something that doesn't require such frequent maintenance and to comply with the Village's recent and ongoing property maintenance inspections. The owners also want to maintain the character of the building while reducing the maintenance schedule.

This request was referred to the PCZBA by the Village Board in May.

In reviewing the Village Code there appear to be conflicting passages regarding AC review of modifications to building exteriors. The most restrictive of which is as follows;

(F) Jurisdiction And Authority: The architectural board shall have the following jurisdiction and authority:

1. Subject to the provisions of section 5-11-19 of this chapter, to hear, review, and decide applications for architectural review approval.

2. **To review all building permit applications for construction within the B1 zoning district.**

3. To review those other matters which are delegated to it by the terms of this title including, but not limited to, applications for sign permits, as set forth in section 5-11-20 of this chapter; applications for building permits for residential uses in the B1 district, as set forth in subsection 5-4-2(A)17 of this title; all architectural plans for construction within the B1, B2, HR, O and OR districts, as set forth in subsection 5-11-19(C) of this chapter; and in all other instances as required by this title as or hereafter required by this title.

4. To make recommendations to the village president and board of trustees as to any changes necessary to improve regulations concerning architecture and the architecture review procedure. (Ord. 2007-O-04, 4-24-2007)

In general it appears the intent of review of building alterations by the Architectural Commission is intended for larger projects involving new construction or substantial modification/rennovation as is evidenced by these excerpts from the zoning code;

"(C) Architectural Review Required: Architectural review shall be required in connection with the construction of any new building or the alteration, enlargement, or remodeling of any existing building in the B1, B2, HR, HR-1, O, and OR districts. In addition, architectural review shall be required in connection with the construction, installation, alteration, enlargement, or remodeling of any exterior lighting system or signage in the village".

"The architectural commission shall review all applications for building permits for new construction, for major remodeling within the B1 zoning district (historic business district), and all applications for other matters delegated to the architectural commission pursuant to section 2-3-3 of this chapter and section 5-11-19 et seq., of this code".

Furthermore; from the "Duties" section of the Architectural Commission (Chapter 2, Village Code);

"2-3-3: DUTIES:

Except as otherwise provided in section 2-3-2 of this chapter, the architectural commission shall review all building permit applications for construction within the B1 zoning district (historic business district) and shall withhold its approval of all permit applications which are not in accordance with the Long Grove style as set forth in section 7-2-4 of this code."

The proposed amendment to the Zoning Code would allow these sort of minor exterior changes subject to administrative review by staff which may approve the modification if the materials/colors are consistent with the existing exterior of the structure. If staff finds the modification to be inconsistent with the existing structure or a "major" improvement referral to the AC for review would be required.

This is similar to the process already in place where, in certain instances, final locations (such as with signs), materials and occasionally elevations, are left to staff for consideration upon AC review.

Staff recommends that the language in Section 5-11-4 (F) (2), as noted above be deleted and replaced with the following;

The Architectural Commission shall review all applications for building permits for new construction and/or major remodeling or improvement to existing structures within the B1 zoning district (Historic Business District). Minor exterior alterations and remodeling involving materials which substantially match, duplicate or mirror existing building materials in terms of architectural style, form and character may be allowed subject to administrative review and approval by Village Staff. Village Architectural Commission review and approval shall be required in the event that any such modification shall be deemed inconsistent with the architectural style, character and/or form of the structure or shall be deemed a "major" improvement as a result of the administrative review process.

In addition the following definitions are suggested for inclusion in the zoning/village code;

New Construction; the preparation of a site for, and construction of, entirely new structures and/or significant extensions, enlargements, alterations or additions to existing structures whether or not the site was previously built upon or occupied.

Major Remodeling or Improvement; means any reconstruction, rehabilitation, addition, enlargement, expansion or other significant alteration to a structure, including exterior alterations which significantly alter the architectural style, outward appearance and/or character and integrity of the structure.

Minor Exterior Alteration; the repair or replacement in a previously completed building of surfaces and materials or structural maintenance, in a "like-for-like" manner, which utilize materials or finishes that do not represent a new or significant alteration of the floor area, architectural style, outward appearance and character or integrity of the structure.

The goal of this proposed amendment is to allow property owners to make timely and necessary minor repairs to structures quickly while maintaining the character and integrity of the structure thus improving the overall look of the downtown. This action was precipitated by the property maintenance inspection initiated by the Village in the downtown area.

I will be out of the office on vacation from July14th through the 18th. I will not return to the office until the 21st of July and will be unable to answer any questions until meeting time.