



**MINUTES  
ARCHITECTURAL COMMISSION  
REGULAR MEETING**

**Date: July 1, 2024 at 7:00 P.M.  
Location: Long Grove Village Hall  
3110 Old McHenry Road, Long Grove, IL 60047**

**1. CALL TO ORDER**

Chairperson Sylvester called the meeting to order at 7:07 p.m.

**2. ATTENDANCE**

AC Members Present: Chairperson Jeanne Sylvester; Commissioners Matthew Akins, John Plunkett, John Marshall, and Allen Roiter

Village Staff Present: Karen Stonehouse, Village Planner

Also Present: Haroon Unjom (property owner of 7213 Daybreak Lane, Long Grove), Kevin Timm (K & T Custom Homes), and Benjamin Matthew (4369 Oak Leaf Lane, Long Grove)

**3. VISITOR BUSINESS / PUBLIC COMMENTARY**

Chairperson Sylvester welcomed the meeting attendees and asked if there was anyone present who wished to speak on matters other than the 7213 Daybreak Lane case. Benjamin Matthew, Long Grove resident, said he was present to express concern over the potential loss of historically and/or architecturally significant structures in Long Grove. He said he saw old buildings demolished in neighboring villages that were an important part of the area's character.

Chairperson Sylvester thanked Mr. Matthew for his statements and agreed that the demolition of any historic buildings should be thoroughly vetted. She agreed that the historic structures are significant to Long Grove's character. Any that must be torn down should, at a minimum, first be photographed and documented. She explained that the Architectural Commission members also serve as members of the Village Historic Preservation Commission, which is concerned with identifying and protecting properties and structures with special historic, community, or architectural value.

Chairperson Sylvester invited Mr. Matthew to attend any future AC or HPC meetings.

**4. REVIEW AND APPROVAL OF MINUTES**

**a. Approval of the March 18, 2024 meeting minutes**

As numerous changes were identified (at the May 20, 2024 AC meeting) to the draft minutes of the March 18, 2024 AC meeting, a revised version incorporating those changes was presented for consideration.

Commissioner Plunkett moved to approve the March 18, 2024 minutes as corrected. Commissioner Marshall seconded the motion. Motion carried: All in favor.

**b. Approval of the May 20, 2024 meeting minutes**

Commissioner Roiter moved to approve the May 20, 2024 AC meeting minutes. Commissioner Plunkett seconded. Motion carried; All in favor.

**5. OLD BUSINESS**

None

**6. NEW BUSINESS**

**a. AC-2024-008 – 7213 Daybreak Lane – structure request**

Village Planner Stonehouse presented a brief report describing the proposed new single-family house at 7213 Daybreak Lane. She explained that a proposed house for the same property was reviewed by the AC in 2022, but that approval had lapsed and the property has a new owner. She shared an overview of the proposed home design and photographs of existing homes near the subject property.

Haroon Unjom, applicant and owner of 7213 Daybreak Lane, thanked the Commission for hearing his case, and described his proposed home design. The home's primary exterior materials would be vertically oriented white Hardie-board, white brick with white mortar, and black window trim. The roof was originally proposed to be gray cedar shake shingles, but he would prefer to use black Davinci mock shake shingles, if permissible. [Follow-up from Village Planner Stonehouse: no code requirement mandating cedar shake shingles has been found. Applicant should confirm that there is no such restriction in the HOA guidelines.]

Comments from the AC members included:

- Additional windows on the north (left) elevation would be desirable but are not being added as a condition. The building permit review will ensure that adequate means of egress from bedrooms is provided for.
- There is not a roof vent shown on the plans for one of the proposed fireplaces. Adequate venting will be confirmed during building permit review.
- The Applicant could consider including a brick soldier course at the top of the main

entryway structure just below the crown cornice.

Chairperson Sylvester thanked Mr. Unjom and Mr. Timm for attending and welcomed Mr. Unjom to the community. Commissioner Plunkett made a motion that the Commission accept the structure design for 7213 Daybreak Lane as presented. Matthew Akins seconded. Motion carried; all in favor.

**7. OTHER BUSINESS**

Village Planner Stonehouse reported that she had received an application for review of a new business sign in the Historic Downtown business district. Review of the new sign would be scheduled for the July 15, 2024 AC meeting. All Commissioners present indicated they could attend on that date.

**8. ADJOURNMENT**

There was a motion (Roiter) and a second (Plunkett) to adjourn the meeting. All were in favor. The meeting was adjourned at approximately 8:30 p.m.

***Next Scheduled Meeting: July 15, 2024***

Meeting minutes prepared by Karen L. Stonehouse, AICP, Long Grove Village Planner

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone the Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.