Village of Long Grove Illinois

ITEM #3: ARCHITECTURAL COMMISSION 5.17.21 @ 7:00 P.M.

REQUEST: Consideration of a request for exterior alterations for property located at 111 Old McHenry Road within the B-1 Historic District, submitted by property owner Paul O'Meara.

PROPOSAL

The petitioner proposes exterior alterations for the property/structure ("In Motion Dance") located at the northwest corner of Old McHenry and Robert Parker Coffin Roads adjacent to the building occupied by Landmark Exteriors. Visual inspection of the building facade indicated upgrades/maintenance appear to be badly needed.

Exterior Alterations;

The applicant, Landmark Exteriors, proposes the removal of the existing wood siding and replacement with Hardie Straight edge shake siding with a 6" belly-board to be installed along the bottom of the shake. Below the belly board LP Smart Board panel siding in a batten grain style with trim boards. The proposed color scheme is white in keeping with the existing color of the building. A schematic (with corresponding labels & key) illustrating the proposed alteration is attached.

New doors, Therma-Tru; 2 wide double door (2 x 3 Simulated Divided Lites or SDL grid pattern) with a bottom panel are proposed. The new doors are proposed to be black in color.

New windows are also proposed for the structure. The existing front ground floor windows are proposed to be removed and replaced with picture windows. As proposed, picture windows would be installed with a 3 wide over 3 high SDL grid pattern (muntins) with a black exterior.

Windows on the south elevation (corresponds to "F") the 2 wide double hung windows are proposed to be replaced with a black exterior/white interior 2 x 2 grid pattern, upper sash windows. Although not specifically identified, it appears the upper floor window on the front elevation will be of the same style as proposed on the south elevation.

It appears the shutters will be removed from the structure as well.

An excerpt from the downtown design guidelines is attached for reference by the AC.

ARCHITECTURAL COMMISSION DECISION:

The AC should review the appropriateness of the proposed exterior modifications at this location and specifically in relation to the building and the area as a whole. An excerpt from the "Downtown Design Guidelines" is attached regarding building architecture and façade treatments.

Planning and Design Guidelines
Privately-owned Properties, *continued*

Historic Downtown

Long Grove Style

Architecture

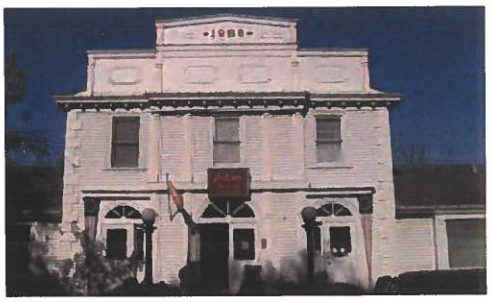
Follow the requirements set forth in the Long Grove Municipal Code, 7-2-4, Long Grove Style, to the greatest extent possible, except as listed below.

- Emphasize street corners with signature architectural design.
- Vary the architectural styles of contiguous buildings to reflect the eclectic feel of the existing buildings in the Historic Business District.
- Emphasize the distinction between fronts, sides, and backs of the buildings with architectural design elements and / or building materials.
- Incorporate the mass, dimension, scale, materials, facade articulation, roof lines, and overall character of the Historic Downtown into the architectural design of new structures.
- Provide entrances at ground level and insure barrier-free access to building.

Emphasize the distinction between fronts, sides, and backs of buildings with architectural design elements and / or building materials.

Roofs and Facades

- Design buildings facades with a base, middle, and top.
- Subdivide large facades vertically with windows, columns, or other architectural features.
- Thoughtfully integrate ornamentation into the overall building design.
- Use dormers, skylights, and clerestories to enliven the appearance of roofs.
- Do not use false facades or false roof lines.
- Do not use mansard roofs.
- Do not use vinyl or metal sidings.
- Develop a rhythm of design elements, such as alternating windows, to create interest in the building's facade.
- Incorporate widows in front building facade to highlight retail or commercial spaces.



Design building façades with a base, middle, and top.

Building Material

- Use high quality, long lasting building materials (preferred primary building materials include stone, brick, and wood).
- The following materials are considered inappropriate for the Historic Downtown: Concrete block, concrete masonry units, corrugated fiberglass, imitation rock work, and mirror or metallized reflective glass.
- Select masonry colors which are compatible with adjacent structures.
- Use building materials with warm colors. Trim colors should be contrasting but compatible with the building's color.

Use high quality, long lasting building materials.

and in the event of the failure of the applicant to make completion, the security deposit shall be converted to readily available funds at the discretion of the village and the proceeds thereof used by the village for the completion of the work. (Ord. 2004-O-11, 6-8-2004)

7-2-4: **LONG GROVE STYLE:**

(A) Description: The Long Grove style shall be described as follows: The historic buildings of the village are a blend of two (2) traditions, generally recognized by architectural historians as:

1. The Greek revival, which was typical of buildings built before the Civil War and which was in many respects a continuation of the colonial period. Roof pitches were lower than colonial, gables usually turned to the street, cornices, pilasters and columns, where present, were Greek in proportion and inspiration.

2. The Victorian, which was typical of buildings built from after the Civil War to 1890. Ceilings were higher, windows larger, ornamentations and columns often very elaborate and not derived from classical sources. (Ord., 5-22-1973)

(B) Examples: The following buildings in or near the village are suggested examples of proportion detail and general feeling and are considered typical of Long Grove style:

1. Stemple Store on the southwest corner of Old McHenry and Long Grove Roads.

2. Sauer-Hans Store on the southeast corner of Old McHenry and Long Grove Roads.

3. Sauer-Summer Kitchen attached to Sauer Barn behind Sauer-Hans Store.

4. Sauer-Hans, south of Sauer-Hans Store.

5. Long Grove Church.

6. Kitson Residence on the west side of Quentins Road just north of Palatine Road.

7. Bergland Home on Hicks Road south of Route 53. (1979 Code)

(C) Consideration In Judging Plans: In judging plans for the Long Grove style, the following points are considered as descriptive of the existing type buildings listed above:

1. Roofs: Shall be pitched four to twelve (4:12) or steeper and must join at a hip. Pitched roofs shall be visible from all exterior elevations. Mansard roofs are permissible if they clearly follow an historic precedent.

2. Cornices: Boxed on main buildings; overhang not to exceed one foot (1'); fascia boards broad; liberal use of mouldings.

3. Walls: Clapboards, vertical boarding; brick, smooth or sanded, soft light red color or painted; split faced limestone laid with natural bedding or fieldstone, no stone not native to area.

4. Sash: Shall be double hung casement or fixed. In a Greek revival building sash, light size shall not exceed ten inches horizontal by fourteen inches vertical (10" x 14"). In a victorian building, it shall not exceed sixteen inches horizontal by thirty inches vertical (16" x 30").

Fixed display windows shall be divided by muntins to the above standards except as modified with documented historic precedent.

5. Doors: Raised panel construction with or without glass panels.

6. Paint: Buildings or trim shall be painted in colors appropriate to period of Long Grove style. Exact samples of color scheme must be submitted. This must be done on any repainting and new construction. The manufacturer's name and number must also be included.

(D) Minor Remodeling: In minor remodeling, work shall adhere as closely as possible to above standards, but these may be modified where existing materials make strict compliance difficult. Existing buildings, constructed of nonconforming materials, may be remodeled in the materials of their present construction, unless the remodeling is so extensive that there is no great hardship in their being brought into conformance with the spirit of this chapter. (Ord., 5-22-1973)

7-2-5: **SUBMISSION OF PLANS:** To facilitate each decision, all plans submitted shall be accompanied by plans and elevations accurately drawn to not less than one-fourth inch ($^1/_4$") scale, sufficiently detailed to reasonably show the extent and character of such

PROPOSED ALTERATIONS

In Motion Dance
111 Old McHenry Road
Long Grove, IL. 60047

Front elevation remolding.

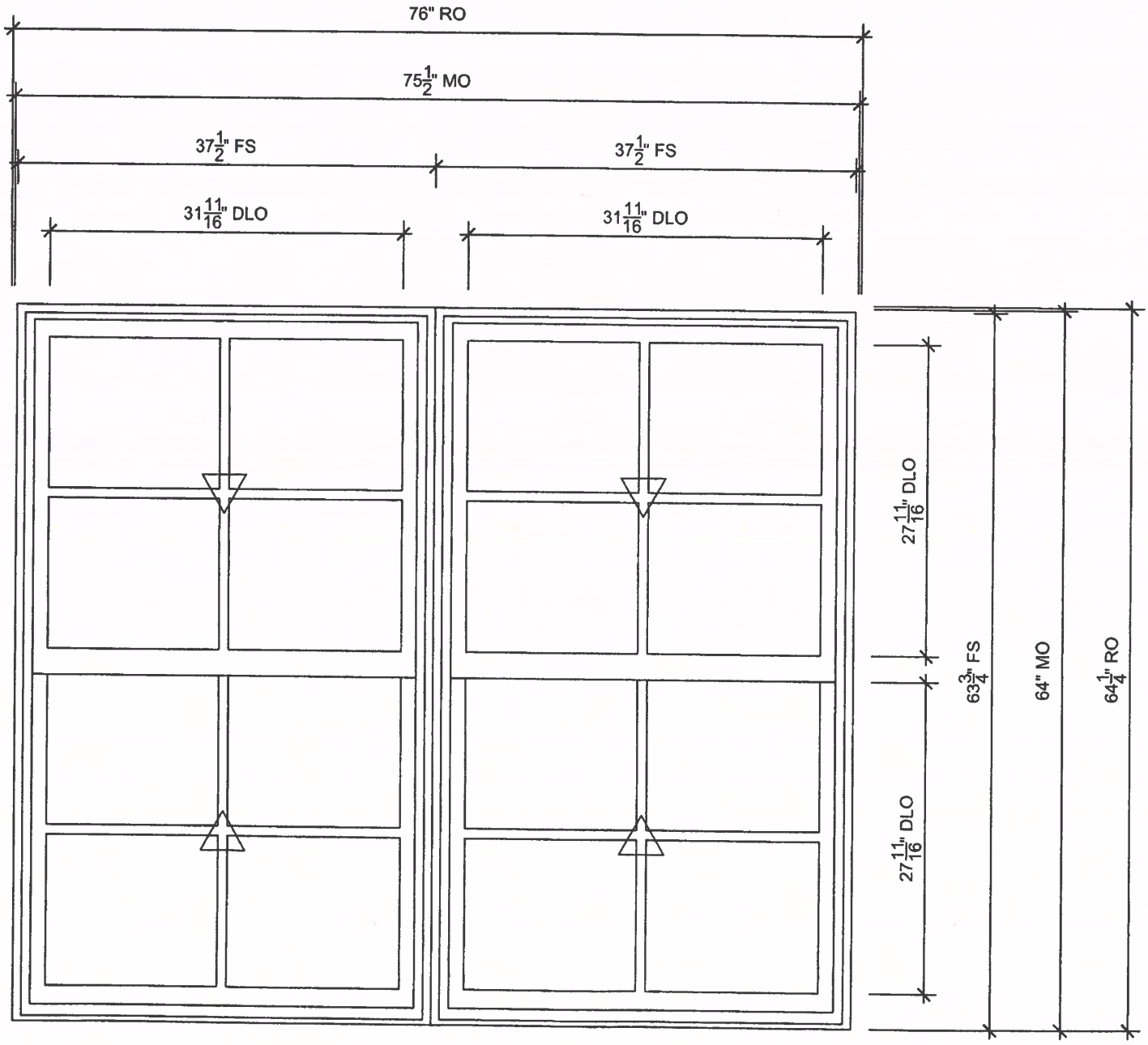
(Z) New standing seems steal 24 oz commercial roof, replacing the existing steal roof.
Color will be black.

Remove the front elevation wood siding. Install new Tyvek, tape all seems.
A). Install James Hardie Straight edge shake in color: white.
B). Install a 6" LP Smart Board "Belly- Board" in color white.
C) Install LP Smart Board Siding in board and batten style grained panels and trim boards.
in color white.
D) Install new outswing 2-wide double door Therma-Tru ¾ lite (2 x 3 SDL grid pattern) door with single panel at the bottom. Color black.
E) Front Elevation two picture windows, Replace with black exterior 2-wide picture windows with 3 wide over 3 high SDL grid pattern in each window.
F) South side elevation (3) 2-wide double hung window units replaced with a black exterior and white interior. 2 x 2 grid pattern in the upper windows sash.

EXISTING CONDITIONS

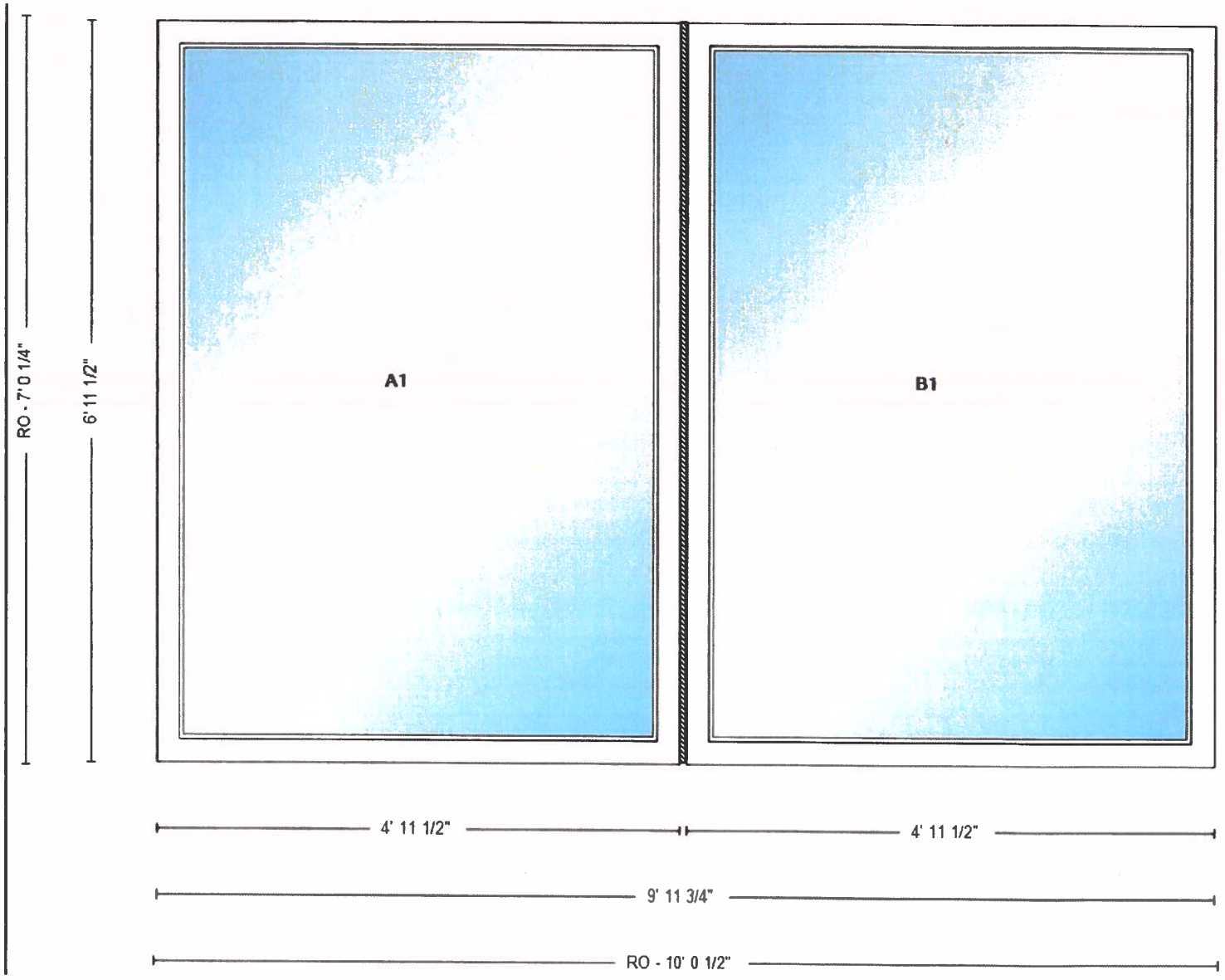
EXISTING CONDITIONS

CORRESPONDS TO "F"



01

MARVIN
(ALL EXCEPT
FIXED)



FRONT
WINDOWS
(PICTURE
WINDOWS)

With more than 18 years of successful performance, it's easy to see why LP® SmartSide® is one of the fastest-growing brands of siding materials in the U.S.

A Pioneer Of Change

LP SmartSide is redefining traditional building materials with treated engineered wood products that are designed to offer game-changing durability, beauty and workability. It's a building industry leader in a category that is shaping the way homes, outdoor building structures and light commercial properties are being built.

See the innovation that goes into making LP SmartSide products at *youtube.com/lpsmartside*.

Featured: LP SmartSide Lap, Trim and Fascia

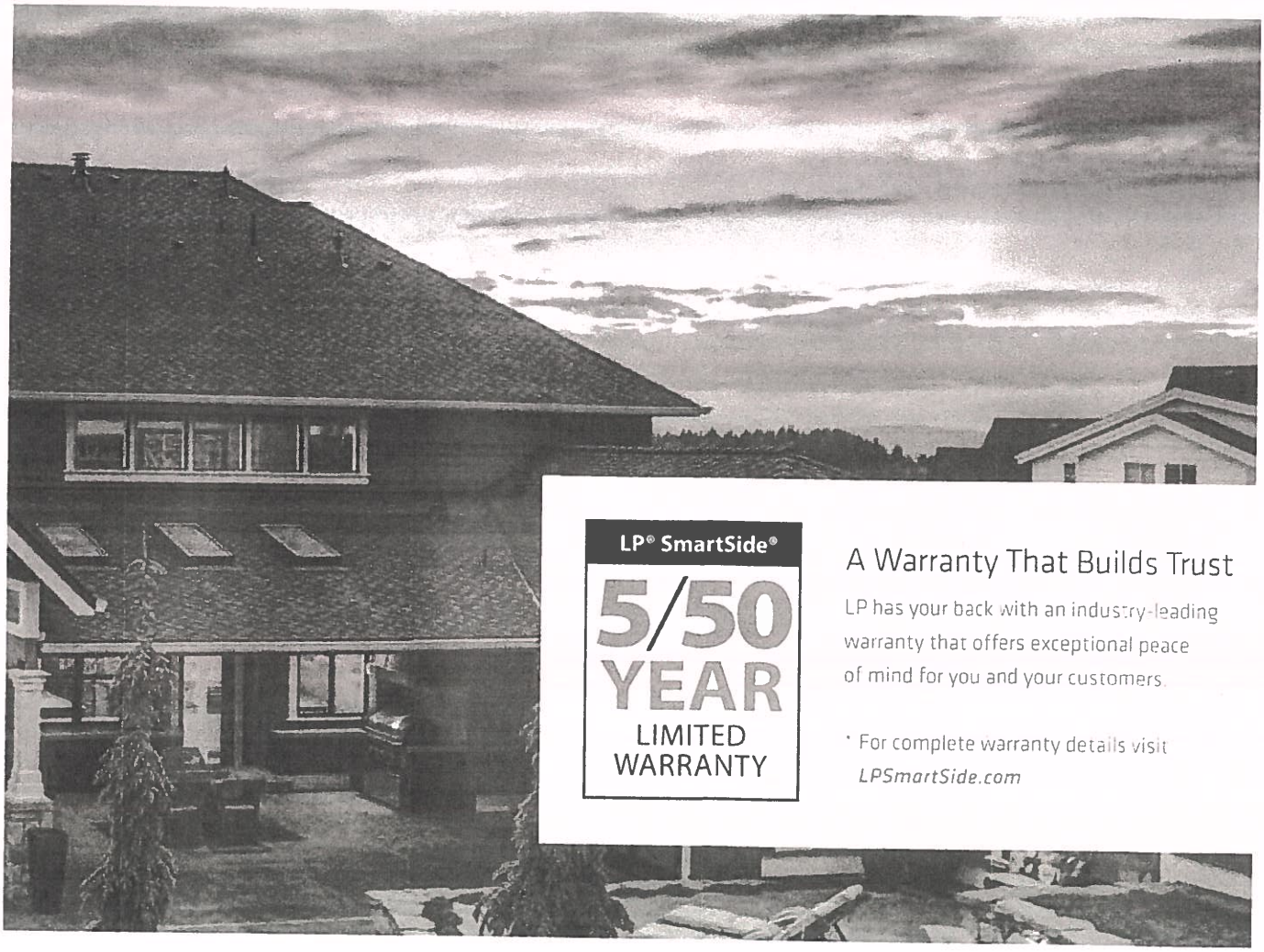
LP® SmartSide® products are built with bold innovations that make them stronger and longer-lasting than traditional wood trim and siding. It's a material that boasts clear durability advantages when compared to vinyl and fiber cement cladding.

TREATED WITH
SMART GUARD®
ZINC BORATE-BASED PROCESS

A Natural Defense Against Nature

SmartGuard® helps LP SmartSide products withstand extreme temperatures, heavy humidity, arctic freeze thaws and everything in between. It's a process that treats our products to the core with four components of protection that add strength and resist fungal decay and termites.

Featured: LP SmartSide Lap, Cedar Strakes (staggered), Trim and Fascia

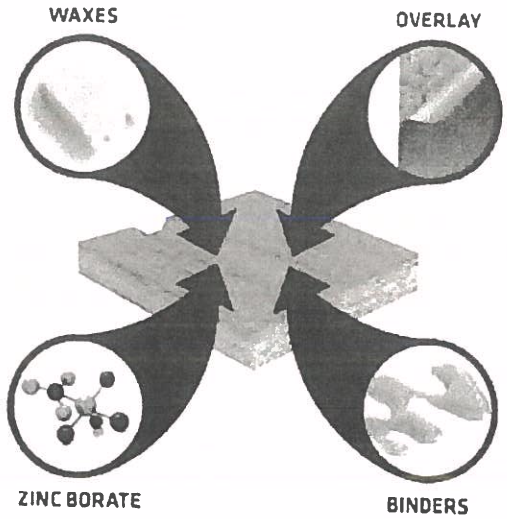


A Warranty That Builds Trust

LP has your back with an industry-leading warranty that offers exceptional peace of mind for you and your customers.

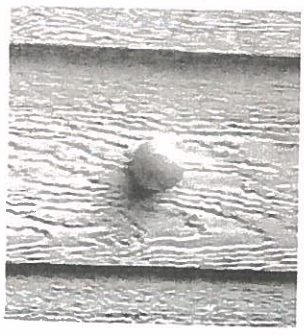
* For complete warranty details visit *LPSmartSide.com*

Four Components of Protection

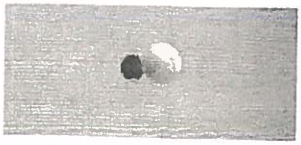


Give It Your Best Shot

LP SmartSide products withstand impact from airborne debris and everyday bumps better than vinyl and fiber cement siding. That means fewer callbacks for repairs and happier homeowners. See how LP SmartSide is made at *youtube.com/lpsmartside*.



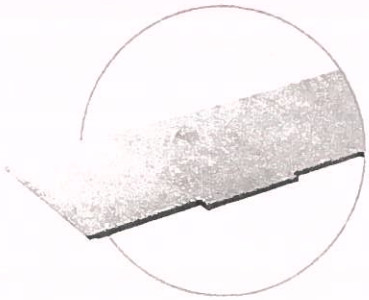
LP SmartSide



Fiber Cement

Vinyl

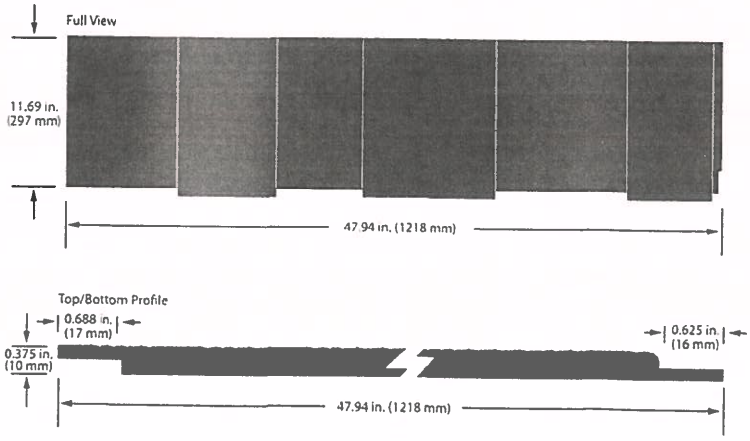
Cedar Shakes



The Luxurious Appeal Of Cedar

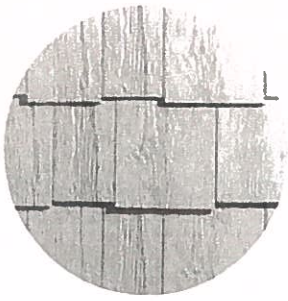
- The look of real cedar with easy installation and maintenance over time
- Staggered edges offer a lively, textured effect
- Can be used on all exterior walls or as a decorative accent with any substrate
- Shiplap ends for seamless appearance
- Treated engineered wood fiber substrate
- Reversible staggered or straight edge offers exceptional design versatility

Cedar Shakes (fiber)

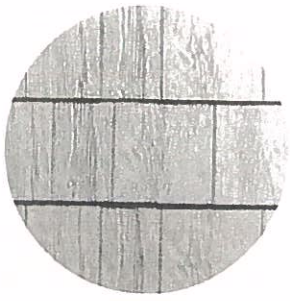


DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
Cedar Shakes (fiber)	47.94 in. (1218 mm)	11.69 in. (297 mm)	0.375 in. (10 mm)	28541

Cedar texture



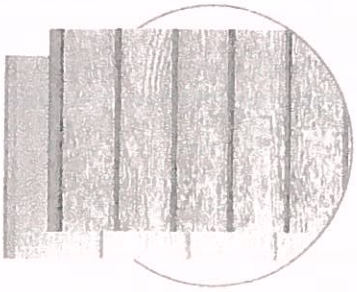
Staggered



Straight

Metric units are rounded to the nearest millimeter

Cedar Texture Panel



Rated For Structural Use By The Engineered Wood Association

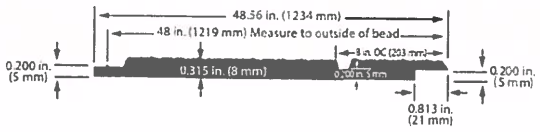
- Shiplap edges with advanced bead system for easier alignment
- Pre-primed for exceptional paint adhesion
- Significantly lighter than comparable fiber cement panel
- Strong enough to be nailed directly to stud, making additional sheathing unnecessary in many applications
- Eliminates need for additional bracing on load-bearing walls
- Ideal exterior for homes in areas of high winds or seismic activity
- Treated engineered wood strand substrate

Also available in fiber substrate.

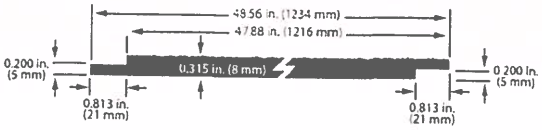
- Not rated for structural use
- Treated engineered wood fiber substrate

Cedar texture

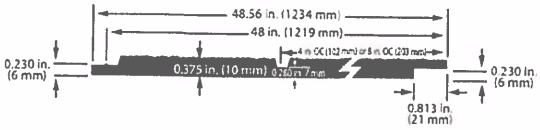
38 Series Cedar Panel 8" o.c. (strand)



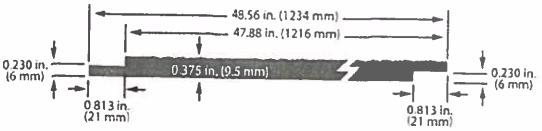
38 Series Cedar Panel - No Groove (strand)



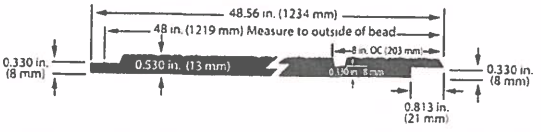
76 Series Cedar Panel 4" & 8" o.c. (strand)



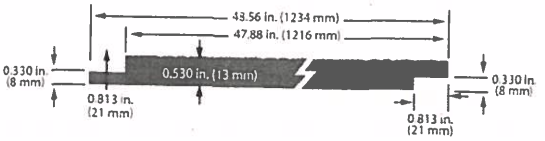
76 Series Cedar Panel - No Groove (strand)



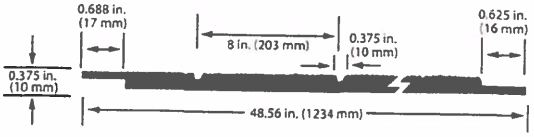
190 Series Cedar Panel 8" o.c. (strand)



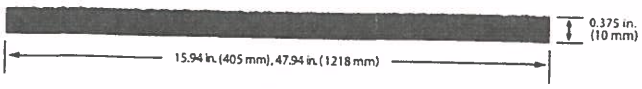
190 Series Cedar Panel - No Groove (strand)



76 Series Cedar Panel 8" o.c. (fiber)



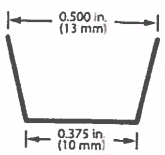
76 Series Cedar Panel - Square Edge (fiber)



Fiber substrate products may have specific features and functional benefits. See LPSmartSide.com for product details

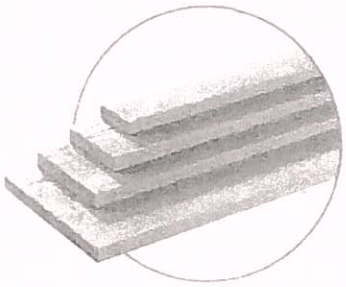
DESCRIPTION	LENGTH	GROOVE	GROOVE WIDTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
38 Series Cedar Panel 8" o.c. (strand)	6ft. (72 in.)(1829 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.315 in. (8 mm)	27805
	7ft. (84 in.)(2134 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.315 in. (8 mm)	27806
	8ft. (96 in.)(2438 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.315 in. (8 mm)	25840
	9ft. (108 in.)(2743 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.315 in. (8 mm)	25843
	10ft. (120 in.)(3048 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.315 in. (8 mm)	25844
38 Series Cedar Panel - No Groove (strand)	8ft. (96 in.)(2438 mm)	No Groove	N/A	48.56 in. (1234 mm)	0.315 in. (8 mm)	25855
76 Series Cedar Panel 4" and 8" o.c. (strand)	8ft. (96 in.)(2438 mm)	4 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25831
	9ft. (108 in.)(2743 mm)	4 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25832
	10ft. (120 in.)(3048 mm)	4 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25833
	8ft. (96 in.)(2438 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25848
	9ft. (108 in.)(2743 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25850
	10ft. (120 in.)(3048 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25851
76 Series Cedar Panel - No Groove (strand)	8ft. (96 in.)(2438 mm)	No Groove	N/A	48.56 in. (1234 mm)	0.375 in. (10 mm)	25856
	9ft. (108 in.)(2743 mm)	No Groove	N/A	48.56 in. (1234 mm)	0.375 in. (10 mm)	25857
	10ft. (120 in.)(3048 mm)	No Groove	N/A	48.56 in. (1234 mm)	0.375 in. (10 mm)	25858
190 Series Cedar Panel 8" o.c. (strand)	8ft. (96 in.)(2438 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.530 in. (13 mm)	25852
	9ft. (108 in.)(2743 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.530 in. (13 mm)	25853
	10ft. (120 in.)(3048 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.530 in. (13 mm)	25854
190 Series Cedar Panel - No Groove (strand)	8ft. (96 in.)(2438 mm)	No Groove	N/A	48.56 in. (1234 mm)	0.530 in. (13 mm)	25859 *
	9ft. (108 in.)(2743 mm)	No Groove	N/A	48.56 in. (1234 mm)	0.530 in. (13 mm)	25860 *
	10ft. (120 in.)(3048 mm)	No Groove	N/A	48.56 in. (1234 mm)	0.530 in. (13 mm)	25861 *
76 Series Cedar Panel 8" o.c. (fiber)	8ft. (96 in.)(2438 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25934
	9ft. (108 in.)(2743 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25935
76 Series Cedar Panel - Square Edge (fiber)	8ft. (96 in.)(2438 mm)	No Groove	N/A	47.94 in. (1218 mm)	0.375 in. (10 mm)	25926
	9ft. (108 in.)(2743 mm)	No Groove	N/A	47.94 in. (1218 mm)	0.375 in. (10 mm)	25927

Groove Detail



*Special order item. Requires minimum quantity and extended lead times
Metric units are rounded to the nearest millimeter.

Cedar Trim

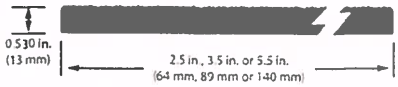


The Classic Appearance Of Cedar

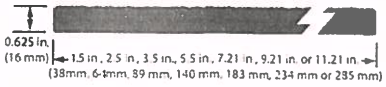
- Interior or exterior use, including corner boards, windows and doors
- Narrow widths save cutting time with no ripped edges to reprime
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood strand substrate

Cedar texture

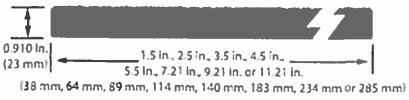
190 Series Cedar Trim (strand)



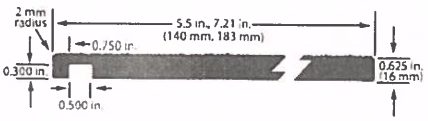
440 Series Cedar Trim (strand)



540 Series Cedar Trim (strand)



440 Series Cedar Ploughed Fascia (strand)



DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
190 Series Cedar Trim (strand)	16ft. (192 in.)(4877 mm)	2.50 in. (64 mm)	0.530 in. (13 mm)	28448
	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.530 in. (13 mm)	28450
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.530 in. (13 mm)	28452
440 Series Cedar Trim (strand)	16ft. (192 in.)(4877 mm)	1.50 in. (38 mm)	0.625 in. (16 mm)	25377
	16ft. (192 in.)(4877 mm)	2.50 in. (64 mm)	0.625 in. (16 mm)	25378
	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.625 in. (16 mm)	25880
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.625 in. (16 mm)	25882
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.625 in. (16 mm)	25883
	16ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.625 in. (16 mm)	25884
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.625 in. (16 mm)	25885
540 Series Cedar Trim (strand)	16ft. (192 in.)(4877 mm)	1.50 in. (38 mm)	0.910 in.(23 mm)	25886
	16ft. (192 in.)(4877 mm)	2.50 in. (64 mm)	0.910 in.(23 mm)	25887
	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.910 in.(23 mm)	25888
	16ft. (192 in.)(4877 mm)	4.50 in. (114 mm)	0.910 in.(23 mm)	25889
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.910 in.(23 mm)	25890
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.910 in.(23 mm)	25891
	16ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.910 in.(23 mm)	25892
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.910 in.(23 mm)	25893
440 Series Cedar Ploughed Fascia (strand)	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.625 in. (16 mm)	27240
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.625 in. (16 mm)	27813

Village of Long Grove Illinois

STRUCTURE/FIXTURE
ARCHITECTURAL COMMISSION APPLICATION

DATE:

APPLICANT'S NAME: JJPJ | Andlord. E-MAIL pomeara at landmark-ext.com

ADDRESS: 1244 N. Milwaukee Ave. Libertyville PHONE: 224-377-6018

NAME OF BUSINESS: In Motion Dance

BUSINESS ADDRESS: 111 Old McHenry Road PHONE:

TYPE OF STRUCTURE/FIXTURE: wood / metal

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:
   - A. PROVIDE SITE PLAN.
   - B. PROVIDE PHOTOGRAPH OF SITE.
   - C. SQUARE FOOTAGE OF STRUCTURE 2350 SQUARE FEET.

2. DRAWING OF PLANNED STRUCTURE/FIXTURE:
   - A. DIMENSIONS.
   - B. ELEVATIONS (ALL DIRECTIONS).
   - C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS.

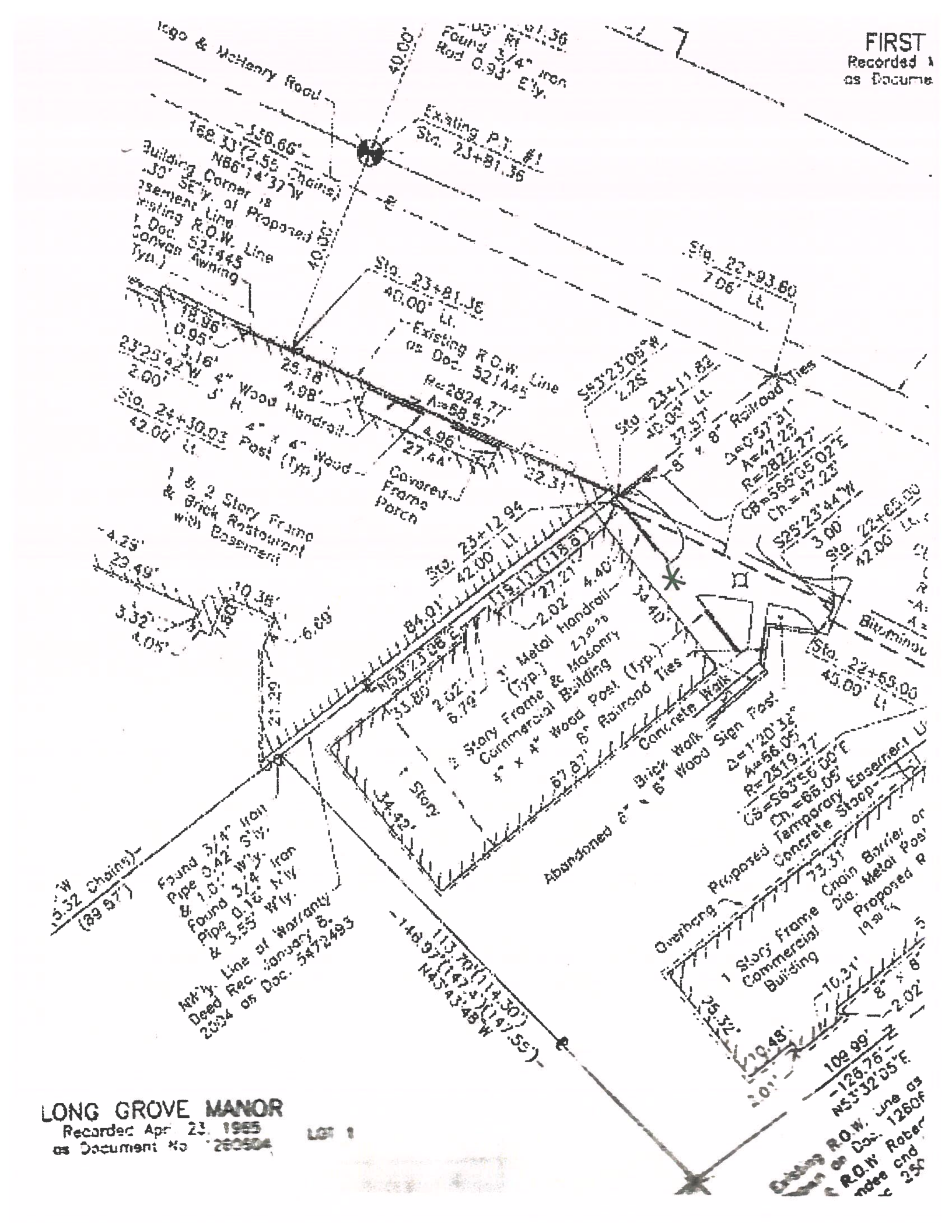
3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE:
   LandMark Exteriors Inc PHONE: 847-281-9890
   Paul O'Meara E-MAIL pomeara at landmarkext .com

The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for any corrections or modifications required to meet the standards of the Village, and further approves the work to be done on their property.

BUSINESS OWNER(S)

PROPERTY OWNER(S)

APPLICATION APPROVAL: DATE:


FIRST
Recorded
as Docume
Lake & McHenry Road
Found 3/4" Iron Rod 0.93' E'ly.
Existing P.I. #1 Sta. 23+81.36
156.66'
168.33' (2.55 Chains) N86°14'37"W
Building Corner is .30' S'ly. of Proposed Easement Line
Existing R.O.W. Line per Doc. 521445
Canvas Awning (Typ.)
Sta. 23+81.36
40.00' Lt.
Existing R.O.W. Line as Doc. 521445
R=2824.77'
A=68.57'
Sta. 24+30.03
42.00' Lt.
1 & 2 Story Frame & Brick Restaurant with Basement
Covered Frame Porch
Sta. 23+12.94
42.00' Lt.
Sta. 22+93.60
7.06' Lt.
S53°23'05"W
2.28'
Sta. 23+11.82
40.00' Lt.
Railroad Ties
D=0°57'31"
A=47.25'
R=2822.27'
CB=S65°05'02"E
Ch.=47.23'
S25°23'44"W
3.00'
Sta. 22+65.80
42.00' Lt.
Bituminous
Sta. 22+65.00
45.00' Lt.
1 Story Frame Commercial Building
Abandoned 6" Brick Walk
6" Wood Sign Post
Concrete Walk
Proposed Temporary Easement
Concrete Slope
Chain Barrier on Dia. Metal Post
Proposed R
Overhang
Found 3/4" Iron Pipe 0.42' S'ly. & 1.0' W'ly.
Found 3/4" Iron Pipe 0.12' N'ly & 3.55' W'ly.
N'ly. Line of Warranty Deed Rec. January 8, 2034 as Doc. 5472493
(39.57')
LONG GROVE MANOR
Recorded Apr 23, 1965
as Document No 260504
LOT 1