



**AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING**

Monday, June 19, 2023 at 7:00 P.M.

**Location: Long Grove Village Hall
3110 Old McHenry Road, Long Grove, IL 60047**

- 1. CALL TO ORDER**
- 2. ATTENDANCE**
- 3. VISITOR BUSINESS / PUBLIC COMMENTARY**
- 4. APPROVAL OF MINUTES**
 - a. Approval of the May 15, 2023 Draft Meeting Minutes
- 5. OLD BUSINESS**
 - a. **AC-2023-005** – 350 Old McHenry Road – Siding Replacement (continuation)
 - b. **AC-2022-009** – 2798 Route 53 – Olson Storage - Review of application for new building structure.
 - c. **AC-2022-008** – 215-235 Robert Parker Coffin Road – Lighting
- 6. NEW BUSINESS**
 - a. **AC-2023-006** – 3993 Orchard Lane – New Single-Family Dwelling (Orchards of Long Grove)
- 7. QUESTIONS AND COMMENTS**
- 8. ADJOURNMENT**

Next Scheduled Meeting: July 17, 2023 @ 7:00 PM

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.

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
REGULAR MEETING
MAY 15, 2023
7:00 P.M.**

Chairwoman Sylvester called the meeting of the Long Grove Architectural Commission (AC) to order at 7:02 p.m. with the following members present.

Members Present: Matthew Akins; John Marshall; Laura Mikolajczak; Archana Sakhuja Mohanchandra; J Plunkett; Allen Roiter; and Jeanne Sylvester.

Members Absent: None

Also Present: Taylor Wegrzyn, Community Development Services

VISITORS BUSINESS

None.

APPROVAL OF MINUTES

1) Approval of the April 17, 2023 Draft Meeting Minutes.

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall, to recommend approval of the March 20, 2023, meeting minutes.

Ayes: J. Marshall; J. Plunkett; M. Akins; A. Roiter; L. Mikolajczak; J. Sylvester

Nays: None

Absent: None

OLD BUSINESS

1) AC-2023-001 – 340 Old McHenry Road - Brothers Field

Planner Wegrzyn noted that there were no updates from the Applicant. The Applicant has been working on plans to utilize the barn buildings instead of demolishing the existing red house building, however, that is a plan which the Village Board has not yet considered. It is anticipated that the Applicant will need to present a concept of the barn plan to the Village Board so that they may be referred to the Plan Commission and Zoning Board of Appeals. No motions were made, and the project will require further review by the Architectural Commission.

2) AC-2022-009 – 2798 Route 53 - KEEP.Rentals

Planner Wegrzyn provided a summary of the petition recapped the Commission's May 2022 meeting on this same topic.

The Applicants provided an overview of the modified architecture. It was noted that the Petitioners were able to integrate many of the recommendations from the prior meeting, however, the new design takes too strong of a rectangular shape. The landscape plan lacks both diversity and quantity. Evergreens and softened landscaping were proposed. Hip or gable roofs, more pronounced tower features, and varying rooflines were also proposed to help break apart the structure's rectangular shape.

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall, to recommend that the Applicants revise the design to include greater variation in the vertical and horizontal planes of the building to provide greater depth to the structure and include additional landscaping. The project will need to be reviewed again by the Commission once the applicants have updated the plans.

Ayes: A. Roiter; J. Marshall; M. Akins; L. Mikolajczak; J. Plunkett; A. Sakhuja Mohanchandra; J. Sylvester
Nays: None
Absent: None

NEW BUSINESS

1) AC-2023-005 – 350 Old McHenry Road – Replacement Siding

Planner Wegrzyn provided an overview of the proposed siding project at 350 Old McHenry Road. Notably, the Historic Downtown Guidelines recommend against the use of vinyl and metal siding in the downtown business district.

The Applicants were in attendance to provide additional details on the materials of the building and context for their siding choice. The existing siding is in poor condition and requires replacement. The Applicants do not wish to use cedar siding due to the high cost and a history of damage to the existing siding by woodpeckers.

There was a discussion about the history of the building structure. It may date to 1932 or 1933 and has historically had cedar shake siding. Members of the Commission determined that this building is likely the "LeMarche House" as seen in pictorial histories of Long Grove. The building is unique for the Village in that it is of craftsman style. Additions and modifications may have been made previously to the front porch.

There was a discussion about alternative siding materials. LP Smartside and James Hardie products were mentioned as possible options, both which have shingle styles. The Commission agreed to consider such alternatives, should the Applicant present them, at their next meeting.

It was noted that while there are existing buildings within the downtown with vinyl or metal siding, these had not been approved by the current Commission. The members of the Commission agreed that vinyl is not something they would approve of within the downtown, regardless of the site. Chairman Sylvester also strongly encouraged that the owners consider window replacements which match the craftsman style of the building.

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall, to recommend that the Applicant provide LP Smartside or James Hardie shingle siding options for consideration at the June 19th Commission meeting, that cedartone floorboards be approved for the porch and steps, and the color of the trim must contrast and compliment the siding color. The project will need to be reviewed again by the Commission once updated siding materials can be provided by the Applicant.

Ayes: A. Roiter; J. Marshall; M. Akins; L. Mikolajczak; J. Plunkett; A. Sakhuja Mohanchandra; J. Sylvester

Nays: None

Absent: None

OTHER BUSINESS

Chairman Sylvester reported to the Commission that revisions for the Blu Fig signage were submitted and approved.

The next scheduled Architectural Commission meeting is for June 19, 2023 7:00 P.M.

ADJOURNMENT

With no further business, a motion to adjourn the meeting was made by Commissioner Marshall, seconded by Commissioner Akins, and was passed by a voice vote.

Meeting Adjourned at 8:30 p.m.

Respectfully Submitted,

Taylor Wegrzyn
Planner



ARCHITECTURAL COMMISSION STAFF REPORT

To: Jeanne Sylvester, Chair
Architectural Commission Members

From: Taylor Wegrzyn, Community Development Services

Subject: 350 Old McHenry Road – Rear Stairs

Requests: Exterior Siding Replacement – Material and Color Change

Public Meeting Date: June 19, 2023

Attachments: 1. Location Map
2. Petitioner’s Application
3. Excerpts from the Historic Downtown Design Guide

PETITIONER Maggie Gutkin
c/o David Lancaster
Rivellino School of Art
350 Old McHenry Road
Long Grove, IL 60047

ADDRESS 350 Old McHenry Road

PIN 15-30-106-018

REQUEST

Review of material and design of a replacement siding on the exterior of the two-story structure. The building is currently clad in blue cedar shingle siding. Grey vinyl siding is proposed as a replacement.

HISTORY

The two-story craftsman building was built in 1933 according to the Lake County Assessor’s office. It is unknown exactly how long the building has had cedar siding; however, the current siding has been in place since at least 2012.

PROPOSED PROJECT

- **New Siding (Originally Proposed for May 15th)**
 - Vinyl Siding
 - Manufacturer: Mastic/Plygem

- Series: Carved Wood
- Color: Deep Granite
- Style: Double 4

- **Existing Siding**
 - Cedar Siding
 - Color: Blue



Figure 1: Existing Front Façade

STAFF UPDATE: MAY 15, 2023 ARCHITECTURAL COMMISSION MEETING

At its May 15, 2023 meeting, the Architectural Commission considered the applicant's proposal for replacement siding on the existing two-story structure. The applicant proposed to replace the existing cedar shake siding with horizontal vinyl siding. After consideration of the applicant's proposal, the Commission recommended that the applicant return with alternative materials and styles for consideration. The Commission expressed a preference for a Hardieboard or LP Smartside alternative in a shingle style to reflect the historic design of the building structure. The applicant agreed to look into and provide alternatives for the siding at the June meeting.



Figure 2: West Façade

PLANNING DOCUMENTS

The *Long Grove Historic Downtown and Business Design Guidelines* were created to support the 2008 Long Grove Downtown Master Plan. To serve this purpose the Guidelines provide specific recommendations for private developments in the Historic Downtown as ways to satisfy the Municipal Code's requirements that structures adhere to the Long Grove Style as described in Section 7-2-4. As a siding-only project the majority of the design guidelines do not apply. The document, however, provides one very applicable recommendation: "Do not use vinyl or metal sidings." In response to this standard, the Petitioner provided photos of other properties in the historic downtown with similar siding to that proposed. Under the Guideline's Building Material section, the document recommends "warm" exterior colors with contrasting trim colors.

The *Long Grove Comprehensive Plan* further supports the Downtown Master Plan by continuing to promote efforts to continue with the Long Grove Style, maintaining the rural and historical character of the Village, and enhancing the appeal of the Village. Goal III of the Plan's Community Character section summarizes this position with the following Plan Objective: "provide architectural controls to maintain the scale and historical character of a 19th Century rural village."

ARCHITECTURAL COMMISSION DECISION

The AC should review the request for the replacement siding against the applicable standards of the Code of Ordinances and render a determination based upon those criteria as well as the appropriateness of the siding, and its color, in relation to other structures, character, and architecture of the immediate locality. The Commission should also utilize those recommendations of the *Long Grove Historical Downtown and Business Design Guidelines*.

As mentioned previously in this report, Section 7-2-4 of the Long Grove Municipal Code requires that developments conform to the Long Grove Style. The Commission may utilize these standards in making its determination. Six specific standards are provided and are as follows:

(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 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; 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 14 inches vertical. In a Victorian building, it shall not exceed 16 inches horizontal by 30 inches vertical.

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.

Location Map: 350 Old McHenry Road



Legend

 Project Area





STRUCTURE/FIXTURE ARCHITECTURAL COMMISSION APPLICATION

(owner) Maggie Guthrie / APPLICANT'S NAME: DAVID LANCASTER (contractor) DATE: 4/27/2023 E-MAIL: 847 499 4299 ADDRESS: 350 OLD McHENRY RD PHONE: 847 456 4644 NAME OF BUSINESS: AAA Better Roof, Inc. BUSINESS ADDRESS: 1098 E Park Ave Lib. 60048 PHONE: 847 918 7795 TYPE OF STRUCTURE/FIXTURE: House/Business

- 1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY: A. PROVIDE SITE PLAN. B. PROVIDE PHOTOGRAPH OF SITE. C. SQUARE FOOTAGE OF STRUCTURE 3000 Approx. SQUARE FEET. of siding
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: PHONE: E-MAIL

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.

Signature of David Lancaster (Business Owner) and Maggie Guthrie (Property Owner)

APPLICATION APPROVAL: DATE:

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.

Business District

Long Grove Style

Architecture

Follow the design recommendations listed for the Historic Downtown with the below addition:

- Complement the architectural style of existing buildings within the Historic Downtown (complementary styles are not limited to Victorian or Greek Revival).



Use architectural design elements that harmonize with the classical styles of existing buildings in the Business District.

Roofs and Facades

Follow the design recommendations listed for the Historic Downtown with the below additions:

- Allow flat roofs in conjunction with gently sloped roofs for office and commercial buildings if the roofs are well designed.
- Use overhanging roofs wherever possible.
- Use green roofs wherever possible.



Subdivide large façades vertically with windows, columns, or other architectural features.

Building Material

Follow the design recommendations listed for the Historic Downtown with the below addition:

- Decorative concrete masonry units are allowed in the Business District within service areas and / or at the rear of the building, hidden from street views.



Use high quality, long lasting building materials.



ARCHITECTURAL COMMISSION STAFF REPORT

To: Jeanne Sylvester, Chair
Architectural Commission Members

From: Taylor Wegrzyn, Village Planner

Subject: 2798 IL Route 53

Requests: New Commercial Structure

Public Meeting Date: June 19, 2023

Attachments: 1. Location Map
2. Petitioner's Resubmittal

PETITIONERS

Thomas and Douglas Olson
1554 Chickamauga Lane
Long Grove, IL

REQUEST

Review of a proposed commercial, self-storage facility at 2798 IL Route 53.

HISTORY

The subject property is inclusive of two parcels of land with a total area of 2.18 acres. A single-family home constructed in 1960 and currently leased to a tenant presently occupies the southern parcel. The home would be demolished to make room for the new structure.

The project was presented as a concept to the Village Board at their February 8, 2022 meeting. The Board voted 6 to 0 in favor of recommending that the project be considered by the Planning Commission and Zoning Board of Appeals (PCZBA). There was discussion regarding the access to the property, which is under IDOT jurisdiction and subject to their approvals and design standards. Additionally, the Board generally indicated that the design should reflect the Menards located east of the property in addition to the "Long Grove character and style." A "warehouse" style was specifically mentioned as being undesirable.

Village Staff continues to work with the Village Attorney to determine the necessary zoning processes for the project. It is known that the project will require a rezoning (map amendment) at a minimum, as the property is presently zoned R-2, Single-Family Residential and a self-storage facility is not a permitted use within the district. A public hearing before the PCZBA and review by the Village Board in a public meeting will be required.

CONTINUATION OF ARCHITECTURAL COMMISSION HEARING

The Architectural Commission first considered the Petitioner's proposal at its May 16, 2022 meeting. Minutes from that meeting are included as an attachment to this report. During the previous meeting, the Commission discussed the proposal at length and made numerous recommendations to more closely reflect design themes from other, existing commercial developments within the Village. At the conclusion of the meeting, the Commission voted unanimously to require further review by the Architectural Commission with the following changes recommended:

1. Increasing the roof pitch of the towers;
2. Consideration of a third tower;
3. Additional masonry or similar materials on the lower level of the building;
4. Enhancing the delineation between the levels of the building through the use of variations in material, canopies, or textures;
5. Recommended window placements and window enhancements such as trim or sills;
6. Additional landscaping along the east façade and northwest property line; and
7. Reduction in metal siding and additional texture to any metal siding used.

In the time since the May 2022 meeting, Village Staff continued to work with the Petitioner to refine their site plan and design. Following a few preliminary reviews, the Applicant submitted revised plans on April 12, 2023 for reconsideration by the Architectural Commission.

Staff Update: On May 15, 2023 the Architectural Commission considered revised plans for the proposed structure. The plans included additional landscaping, a revised site plan, additional awnings, more stone on the exterior, and additional tower features. The Commission advised the applicant to make several additional changes. Chief among these were to break up the "boxy" feel of the building along the street frontage, increase the impact of the tower features, and propose deciduous trees in addition to the non-deciduous ones shown.

PROPOSED PROJECT

As revised, the proposed self-storage facility has a building footprint of 28,097 square feet and is three stories tall, resulting in a total area of 84,291 square feet. Building articulation is provided at the two ends and at the center of the building in the form of stone 'towers'. The building height tops out at 44.3 feet from grade. The building fronts Route 53 with parking and loading spaces located behind the building. The building is setback from the front property line 30.8 feet. The property to the north is part of a large residential estate and is contemplated as a potential redevelopment site. A pond is presently located on the portion of this estate immediately west of the subject property. A commercial development, anchored by Menards, is located to the east. Several outlots remain within this development. The far southern corner of the property, where it comes to a point, is adjacent to the Lake Cook Road / Route 53 intersection.

The exterior of the building would be sided on all sides with cement board siding, accented with stone veneer at the tower features. Cement board trim would encase the windows. Metal brackets would provide a cornice feature at the roofline. Nineteen overhead doors would be located on the back side of the building.

A landscape plan was also provided by the Petitioner. This plan shows one species of tree (Autumn Blaze Maple) and four species of shrubs used around the property, mostly planted around the front and side foundations.

Site Specifics:

- Lot Size: 95,089 sf
- Building Footprint: 28,097 sf

- Total Floor Area: 84,291 sf
- Parking/Drive Area: 18,105 sf
- Front Setback: 30.8'
- Side Setback (North): 40.3'
- Open Space: 47,773 sf
- Lot Coverage: 50%
- Side Setback (West): 35'8"



Figure 1: Looking south at the subject property



Figure 2: Menards, located east of the subject property. Source: Chris Fox, Google Maps, 2021



Figure 3: Updated June 2023 Building Rendering

LONG GROVE COMPREHENSIVE PLAN

The Long Grove Comprehensive Plan also provides certain guidelines for new development within the Village. The Plan places great emphasis on preserving the “community character” of the Village, specifically it’s “rural character.” However, the Plan also recognizes the importance of pursuing economic growth. The subject property is located within Subarea 5, Lake Cook Road/Route 53, of the Plan which recognizes that the area is best suited to commercial uses such as “Big Box Retail.” A full copy of the Comprehensive Plan is available on the Village of Long Grove website for further information.

ARCHITECTURAL COMMISSION DECISION

The AC should review the new commercial structure against the Village’s planning documents including the Comprehensive Plan and Municipal Code.

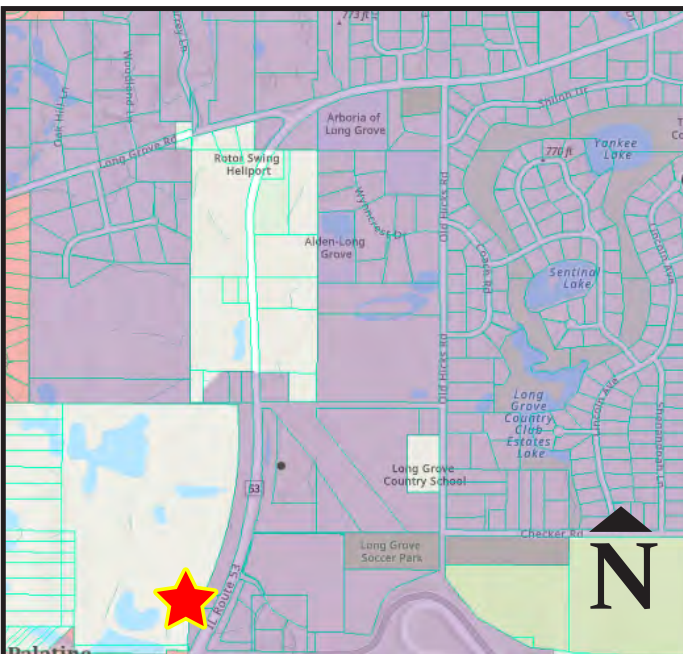
STAFF RECOMMENDATION

The AC should consider whether the materials used, and overall design of the proposed structure aligns with the character of new construction projects for the Village of Long Grove. The AC should comment on the overall design as presented. The comments of the AC will be taken into consideration with any other required action.

Staff recommends that the AC make any approvals conditional upon Village Board review and approval of any zoning petitions required to complete the project.

TW

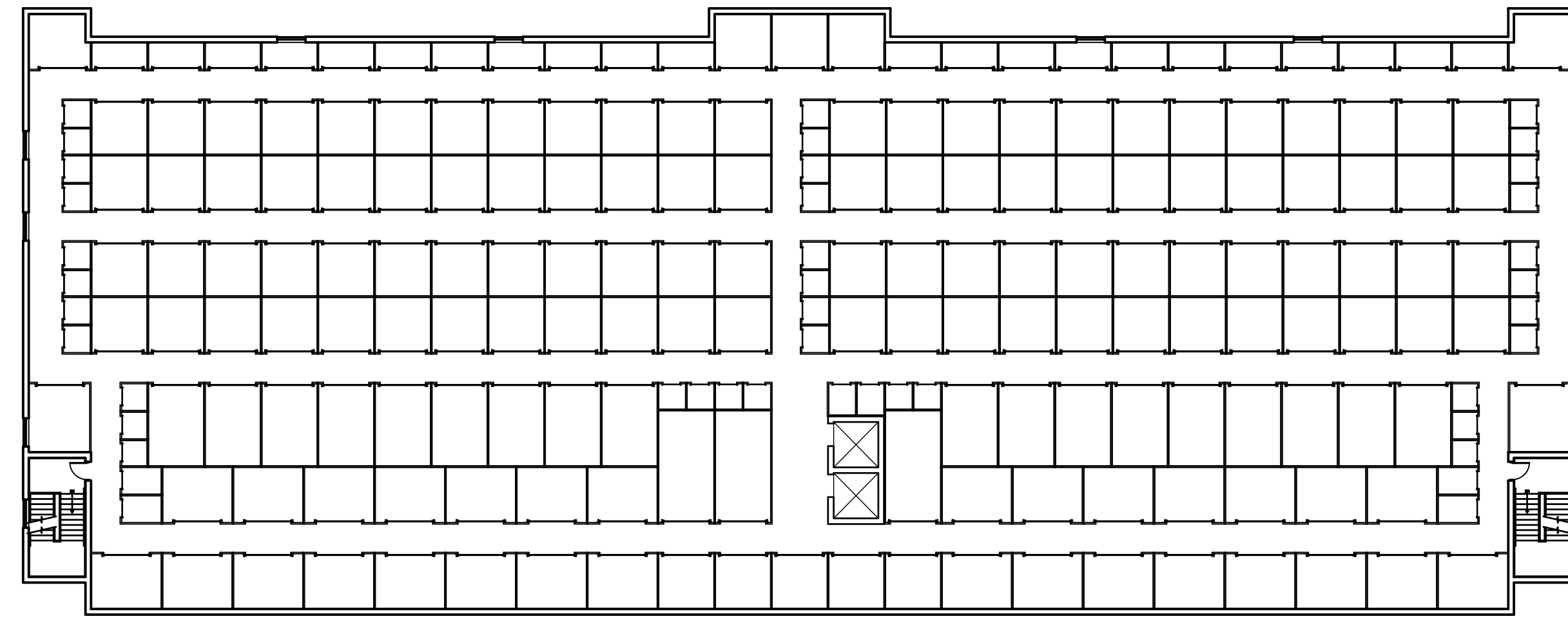
Location Map: 2798 Route 53



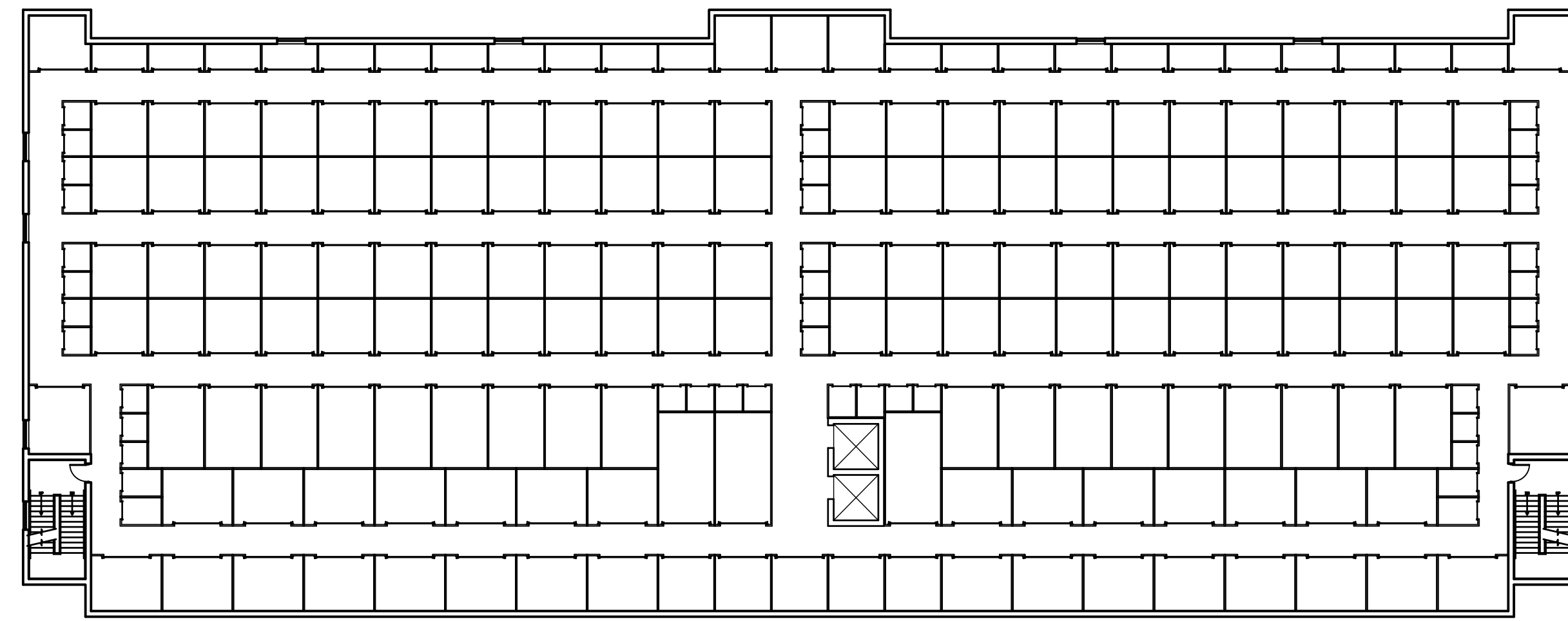
Legend

 Subject Property

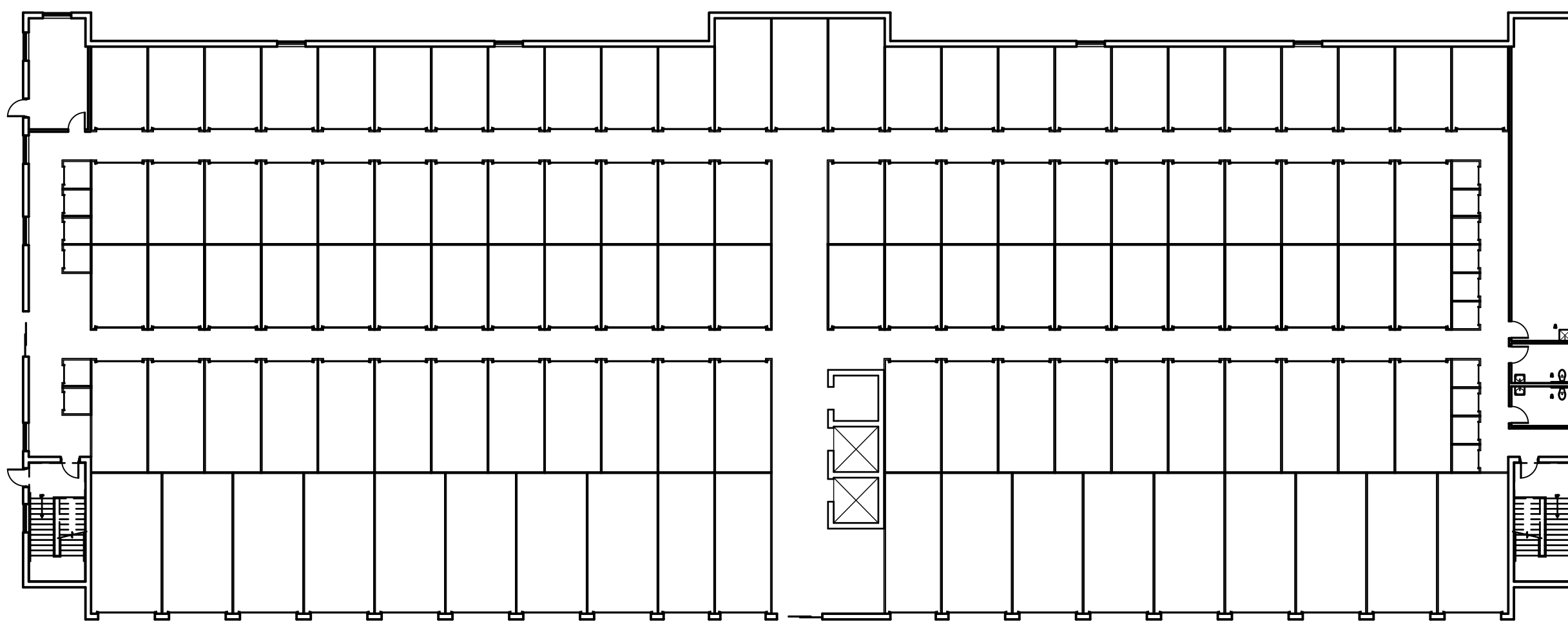




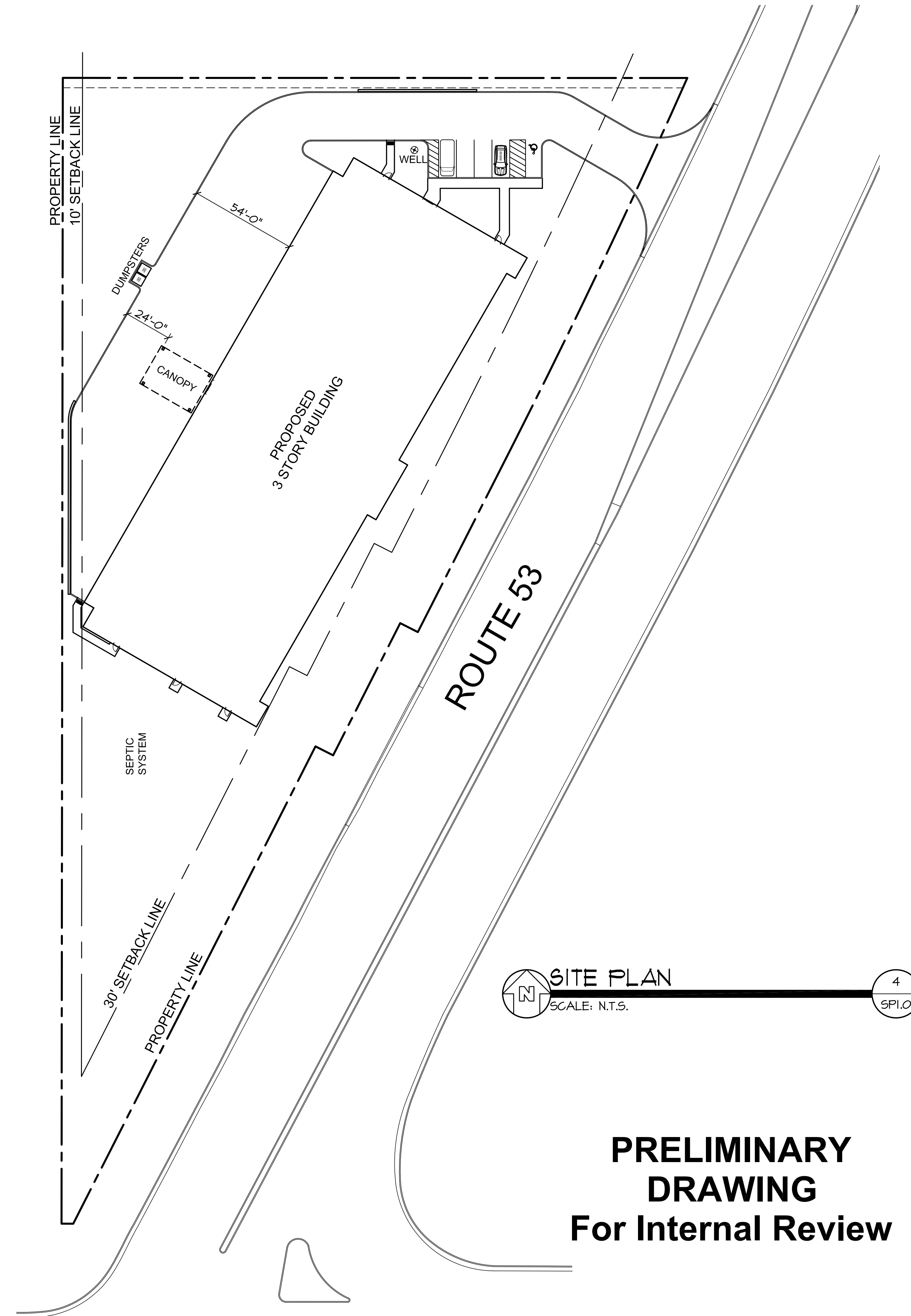
THIRD FLOOR PLAN
SCALE: N.T.S. 3
SP1.0



SECOND FLOOR PLAN
SCALE: N.T.S. 2
SP1.0



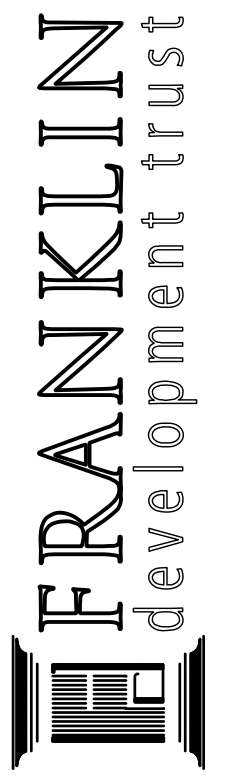
GROUND FLOOR PLAN
SCALE: N.T.S. 1
SP1.0



SITE PLAN
SCALE: N.T.S. 4
SP1.0

**PRELIMINARY
DRAWING
For Internal Review**

Revision/Issue	Date
-	-
-	-



**KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois**

Franklin
Development Trust
Hinckley, Illinois
(847) 349-1440

Project Name and Address
KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois

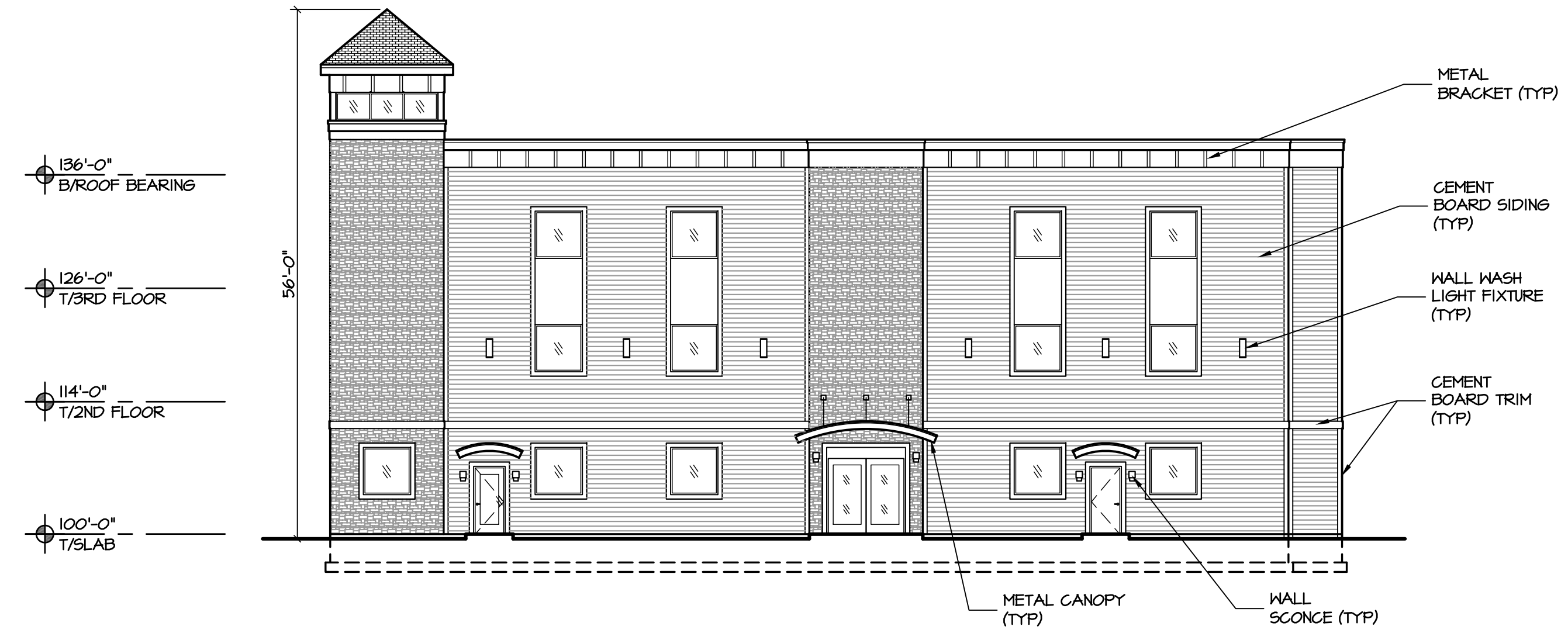
211201	Sheet
06/14/2023	SP1.0
PER PLAN.	



SOUTH ELEVATION

SCALE: N.T.S.

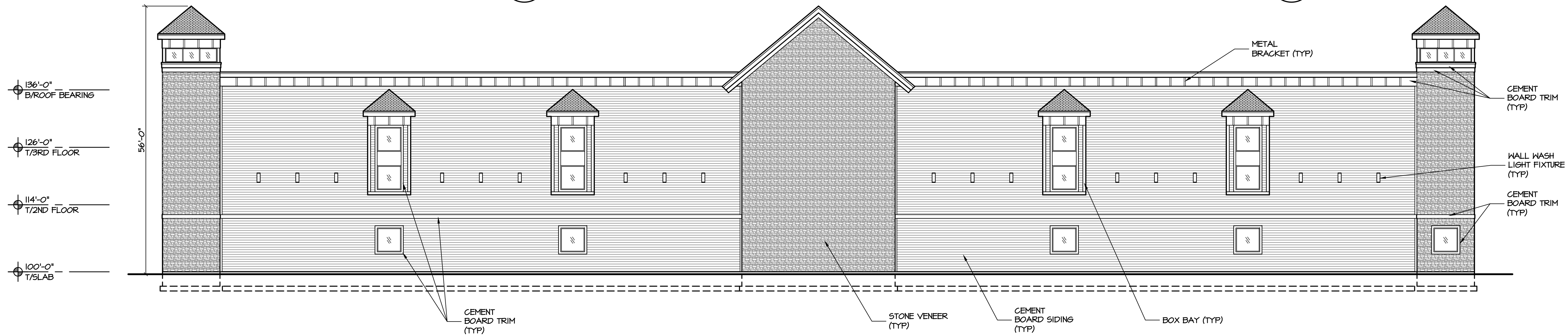
4
SPL.1



NORTH ELEVATION

SCALE: N.T.S.

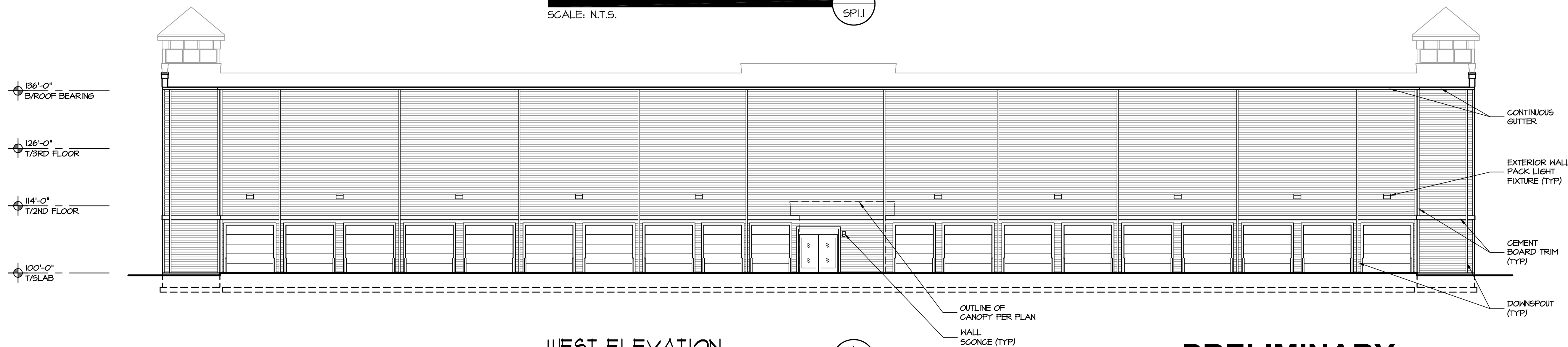
3
SPL.1



EAST ELEVATION

SCALE: N.T.S.

2
SPL.1

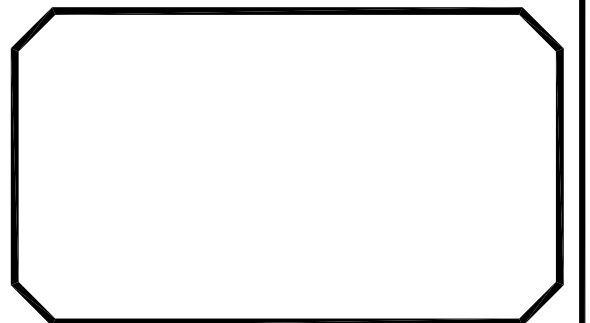


WEST ELEVATION

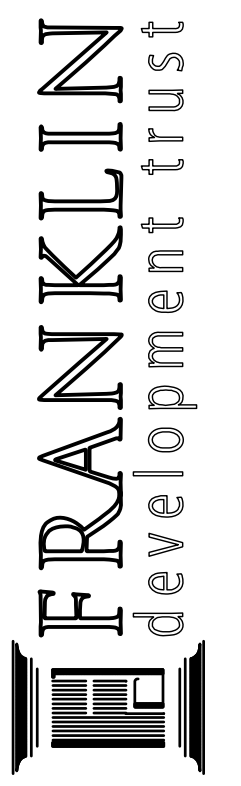
SCALE: N.T.S.

1
SPL.1

**PRELIMINARY
DRAWING
For Internal Review**



Revision/Issue	Date
-	-
-	-



**KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois**

Franklin
Development Trust
Hinckley, Illinois
(847) 349-1440

Project Name and Address
KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois

211201	Sheet
06/14/2023	SPL.1
PER PLAN.	



EAST ELEVATION / ALONG ROUTE 53



NORTH ELEVATION / MAIN ENTRANCE

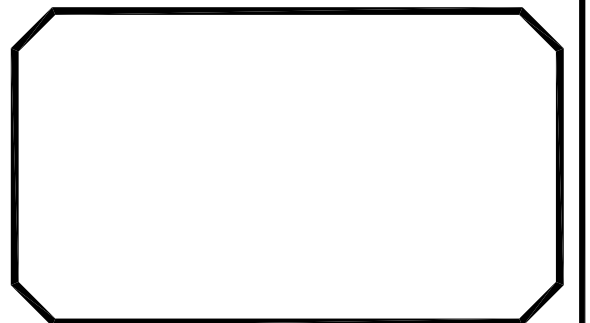


WEST ELEVATION

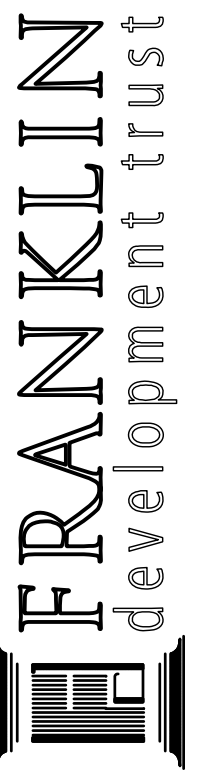


SOUTH ELEVATION

**PRELIMINARY
DRAWING
For Internal Review**



-	-
-	-
Revision/Issue	Date

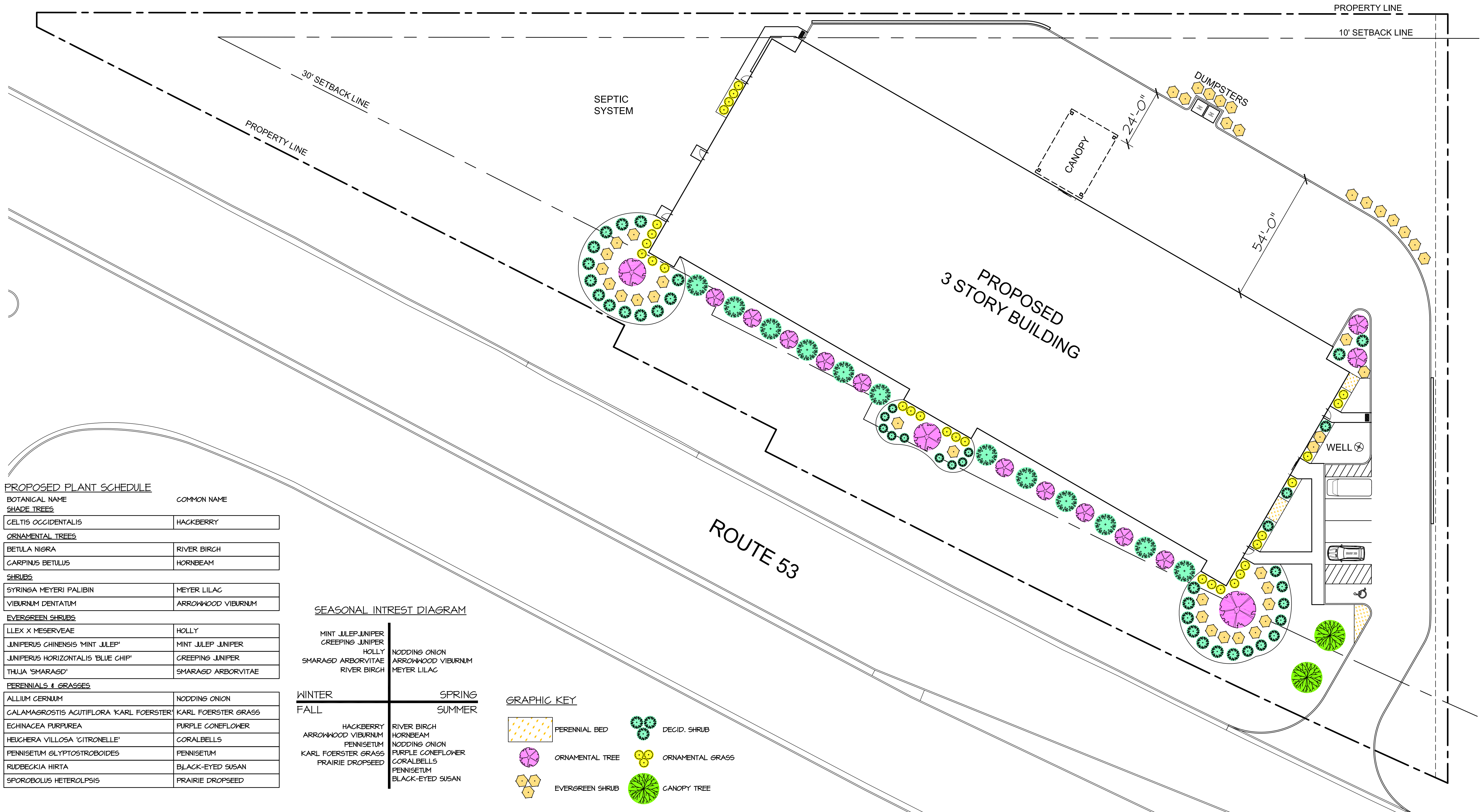


**KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois**

Franklin
Development Trust
Hinckley, Illinois
(847) 349-1440

Project Name and Address
KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois

211201	Sheet
06/14/2023	R1.01
PER PLAN.	



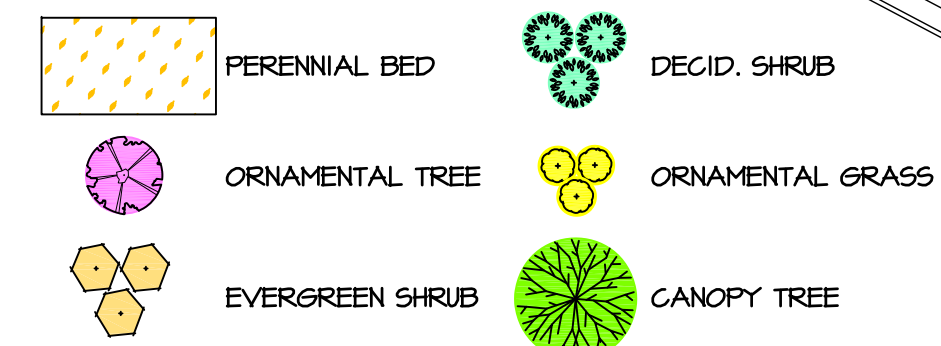
PROPOSED PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME
SHADE TREES	
CELTIS OCCIDENTALIS	HACKBERRY
ORNAMENTAL TREES	
BETULA NIGRA	RIVER BIRCH
CARPINUS BETULUS	HORNBEAM
SHRUBS	
SYRINGA MEYERI PALIBIN	MEYER LILAC
VIBURNUM DENTATUM	ARROWWOOD VIBURNUM
EVERGREEN SHRUBS	
ILEX X MESERVEAE	HOLLY
JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER
JUNIPERUS HORIZONTALIS 'BLUE CHIP'	CREEPING JUNIPER
THUJA 'SMARAGD'	SMARAGD ARBORVITAE
PERENNIALS & GRASSES	
ALLIUM CERNUUM	NODDING ONION
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS
ECHINACEA PURPUREA	PURPLE CONEFLOWER
HEUCHERA VILLOSA 'CITRONELLE'	CORALBELLS
PENNISETUM GLYPTOSTROBOIDES	PENNISETUM
RUDBECKIA HIRTA	BLACK-EYED SUSAN
SPOROBOLUS HETEROLPIS	PRAIRIE DROPSEED

SEASONAL INTEREST DIAGRAM

WINTER	FALL	SPRING	SUMMER
MINT JULEP JUNIPER			
CREEPING JUNIPER			
HOLLY		NODDING ONION	
SMARAGD ARBORVITAE		ARROWWOOD VIBURNUM	
RIVER BIRCH		MEYER LILAC	
HACKBERRY		RIVER BIRCH	
ARROWWOOD VIBURNUM		HORNBEAM	
PENNISETUM		NODDING ONION	
KARL FOERSTER GRASS		PURPLE CONEFLOWER	
PRAIRIE DROPSEED		CORALBELLS	
		PENNISETUM	
		BLACK-EYED SUSAN	
		BLACK-EYED SUSAN	

GRAPHIC KEY

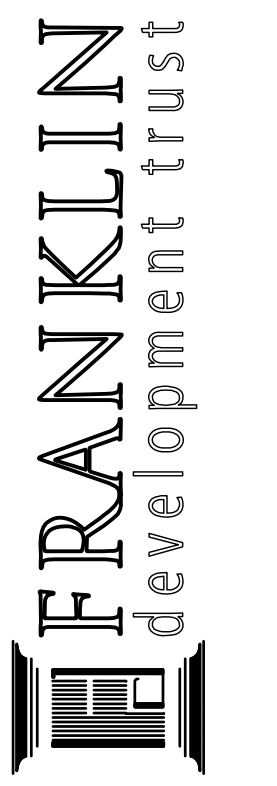


ARROWWOOD BLACK-EYED SUSAN HACKBERRY CORALBELLS HORNBEAM KARL FOERSTER GRASS LILAC PURPLE CONEFLOWER PURPLE CONEFLOWER SMARAGD ARBORVITAE

**PRELIMINARY
DRAWING
For Internal Review**

LANDSCAPE PLAN
SCALE: 1/32" = 1'-0"
1
LS1.0

Revision/Issue	Date

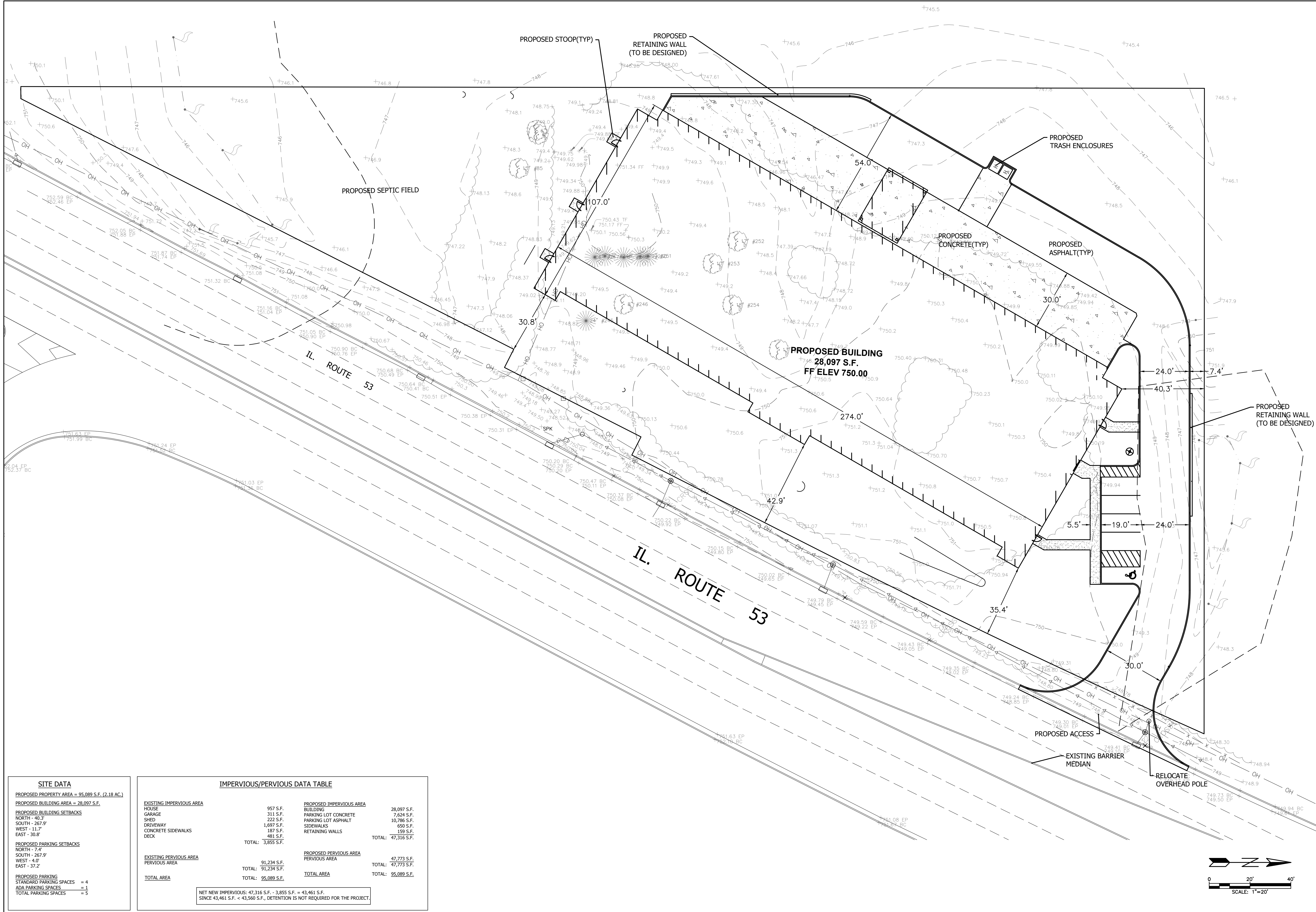


**KEEP.Rentals
Modern Self-Storage**
Long Grove, Illinois

Franklin
Development Trust
Hinckley, Illinois
(847) 349-1440

Project Name and Address
KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois

211201	Sheet
06/14/2023	LS1.0
PER PLAN.	



SITE DATA

PROPOSED PROPERTY AREA = 95,089 S.F. (2.18 AC.)
 PROPOSED BUILDING AREA = 28,097 S.F.

PROPOSED BUILDING SETBACKS
 NORTH - 40.3'
 SOUTH - 267.9'
 WEST - 11.7'
 EAST - 30.8'

PROPOSED PARKING SETBACKS
 NORTH - 7.4'
 SOUTH - 267.9'
 WEST - 4.0'
 EAST - 37.2'

PROPOSED PARKING
 STANDARD PARKING SPACES = 4
 ADA PARKING SPACES = 1
 TOTAL PARKING SPACES = 5

IMPERVIOUS/PERVIOUS DATA TABLE

EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA	EXISTING PERVIOUS AREA	PROPOSED PERVIOUS AREA
HOUSE	957 S.F.	HOUSE	957 S.F.
GARAGE	311 S.F.	BUILDING	28,097 S.F.
SHED	222 S.F.	PARKING LOT CONCRETE	7,624 S.F.
DRIVEWAY	1,697 S.F.	PARKING LOT ASPHALT	10,786 S.F.
CONCRETE SIDEWALKS	187 S.F.	SIDEWALKS	650 S.F.
DECK	481 S.F.	RETAINING WALLS	159 S.F.
TOTAL:	3,855 S.F.	TOTAL:	47,316 S.F.
EXISTING PERVIOUS AREA	91,234 S.F.	PROPOSED PERVIOUS AREA	47,773 S.F.
TOTAL:	91,234 S.F.	TOTAL:	47,773 S.F.
TOTAL AREA	TOTAL: 95,089 S.F.	TOTAL AREA	TOTAL: 95,089 S.F.

NET NEW IMPERVIOUS: 47,316 S.F. - 3,855 S.F. = 43,461 S.F.
 SINCE 43,461 S.F. < 43,560 S.F., DETENTION IS NOT REQUIRED FOR THE PROJECT.

ENGINEERING RESOURCE ASSOCIATES
 3501 WEST AVENUE, SUITE 150
 WARRENVILLE, ILLINOIS 60555
 (630) 393-2132
 www.eraonline.com

OLSON GENERAL ENGINEERING
 330 W CAMPUS
 ARLINGTON HEIGHTS, IL 60004 (847) 259-5995

KEEP RENTALS
 2798 ILLINOIS ROUTE 53, LONG GROVE, ILLINOIS
 PROJECT: 2798 IL Rt. 53, Long Grove (CADD)\Base\W22179.00 BASE Geometry.dwg

DATE	11-28-2022	DESCRIPTION	NAV
PROJECT #	W22179.00	DESIGNED BY	KPS
UPDATE SITE PLAN	2023-04-05	DRAWN BY	KPS
UPDATE SITE PLAN		CHECKED BY	

SITE PLAN

C-1.0 SHEET



ARCHITECTURAL COMMISSION STAFF REPORT

To: Jeanne Sylvester, Chair
Architectural Commission Members

From: Taylor Wegrzyn, Senior Planner

Subject: 3993 Orchard Lane

Requests: New Single-Family Residence

Public Meeting Date: June 19, 2023

Attachments: 1. Petitioner's Application
2. Location Map
3. Applicable Architectural Standards

PETITIONER Shawna Hepperle
Icon Building Group
106 Roman Lane
Hawthorn Woods, IL

REQUEST

Review of a proposed single-family residence at 3993 Orchard Lane.

HISTORY

In 2004 an 11.88 acre property was annexed into the Village of Long Grove and zoned R-2 Single-Family Residence District to be developed for seven, custom, single-family residences. Soon thereafter, the Orchards of Long Grove, LLC requested an amendment to the Long Grove Zoning Map to reclassify the property from R-2 to R-3 Single-Family Residential District. A Planned Unit Development Ordinance was also approved in 2004. To date, six of the seven lots have been developed. The subject property represents the last of the homesites to be built upon.

Per The Orchards Planned Unit Development, Section 4 (J) the applicant must go through the Architectural Board of Review for approval for the proposed new single-family residence.

- J. Design Standards. The Applicant shall submit elevations and detailed plans and renderings for review and approval by the Architectural Board of Review. The elevations and detailed plans and renderings shall include without limitation details regarding the exterior architectural styles, quality of design and its relationship to the overall development, predominant materials, exterior amenities, and interior amenities. In addition, the

Applicant shall comply with the architectural control regulations contained in Chapters 5-20 and 5-22 of the Long Grove Zoning Code.

PROPOSED PROJECT

The single-family residence is located at 3993 Orchard Lane. It is a side-loaded, two-story home with a basement.

Proposed materials for the residence include:

- Brick Veneer
 - Brampton Brick Crossroad Series Brownstone Modular
- Asphalt Shingles
 - GAF Timberline Mission Brown
- Metal Roof
 - Firestone Steel Extra Bronze
- Stucco
 - Sto 310 Fine Sand Finish, French Vanilla #10609
- Stone
 - Buechal Fond Du Lac Country Squire

Brick and Stucco alternate on all sides of the building. Stone is used on the exterior wall around the front door to the home. A metal awning is used above one window on the street-side façade of the garage. 12/12 and 8.5/12 roof pitches are used with an architectural shingle application. All facades feature numerous articulations and roof lines to break up any large expanses. The proposed residence incorporates a variety of windows on all façades. All windows are of the same style, but a variety of sizes are utilized. A large veranda is featured at the southwest corner of the building.

The residences on Orchard Lane use compatible materials such as: brick veneer, natural stone, Hardieboard, and asphalt shingles. While the quality of the homes is very consistent and the design of each home harmonious, there is a fair amount of variation between the buildings and the structures avoid a feeling of monotony.

ARCHITECTURAL COMMISSION DECISION

The AC should review the single-family residence against the anti-monotony regulations and render a determination based upon those criteria as well as the appropriateness of the new single-family residence at this location in relation to other residences in the area. An excerpt from the Long Grove Zoning Ordinance “Residential Chapter” regarding the anti-monotony regulations is included for consideration by the Commission.

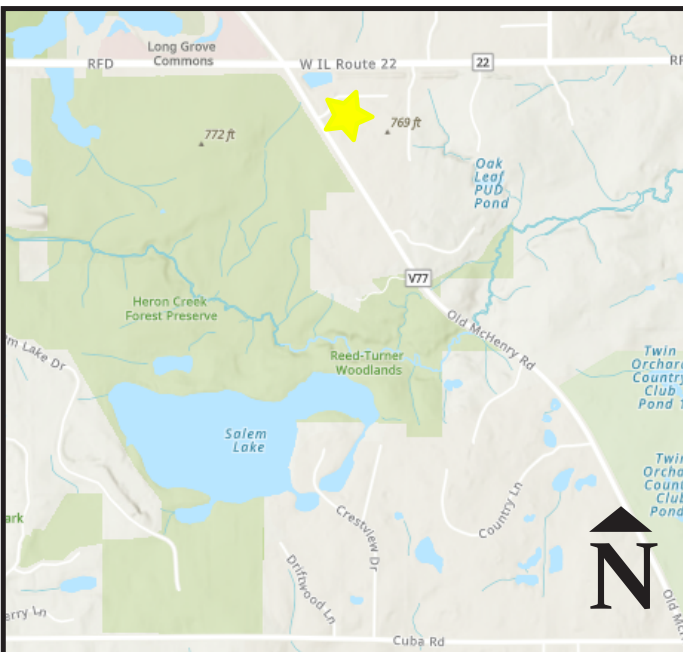
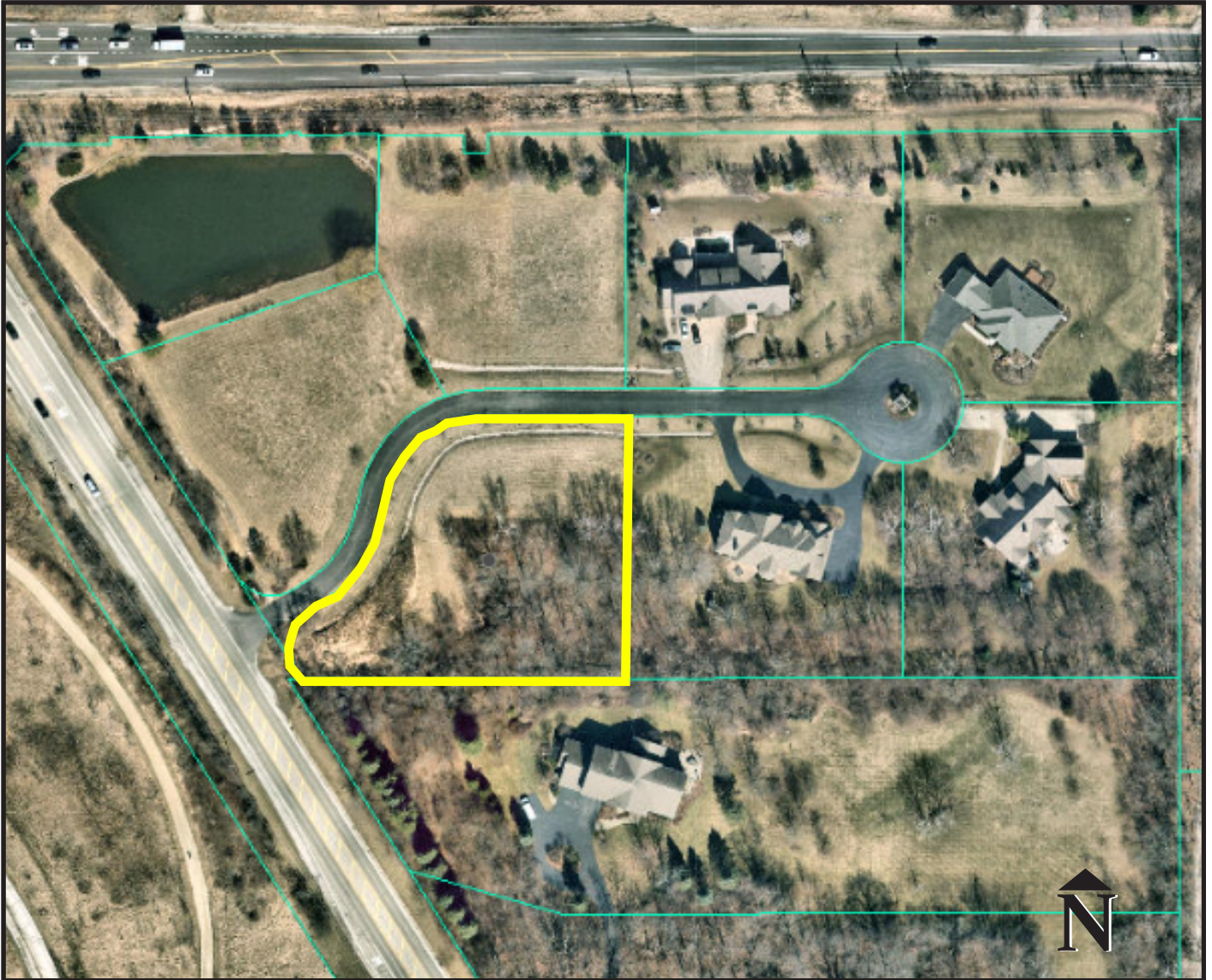
STAFF RECOMMENDATION

The AC should consider whether the materials used, and overall design of the proposed structure aligns with the character of new construction projects for the Village of Long Grove. The proposed materials are used for the other homes of the subdivision. The AC should comment on the overall design as presented. The comments of the AC will be taken into consideration with any other required action.


The residence also utilizes more than four (4) techniques to differentiate houses in the Orchard neighborhood as required in the anti-monotony regulations.

TW

Location Map: 3993 Orchard Lane



Legend

 Subject Property





**STRUCTURE/FIXTURE
ARCHITECTURAL COMMISSION APPLICATION**

DATE: 5.16.23

APPLICANT'S NAME: Shawna Hepperle

E-MAIL shawna.hepperle@icon-group.com

ADDRESS: 3993 Orchard Lane, Long Grove

PHONE: 630-999-1196

NAME OF BUSINESS: Icon Building Group

BUSINESS ADDRESS: 106 Roman Lane, Hawthorn Woods

PHONE: 630-999-1196

TYPE OF STRUCTURE/FIXTURE: Single Family Home

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:

- A. PROVIDE SITE PLAN.
- B. PROVIDE PHOTOGRAPH OF SITE.
- C. SQUARE FOOTAGE OF STRUCTURE 4379 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:

Icon Building Group

PHONE: 630-999-1196

E-MAIL shawna.hepperle@icon-group.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:

3110 RFD • LONG GROVE, ILLINOIS 60047-9635
(847) 634-9440 • FAX (847) 634-9408

Exterior Selections

Jim and Jackie Green

Lot# 7 Orchard Lane

Long Grove, IL

Date: 05-03-2023



Roof: GAF Timberline Mission Brown

Metal Roof: Firestone Steel Extra Bronze

Gutters/Downspouts: Mastic Dark Bronze JS

Windows: Bronze Exterior

Soffit/Fascia: Urbane Bronze SW7048

Stone: Buechal Fond Du Lac Country Squire

Brick: Brampton Brick Crossroad Series Brownstone Modular

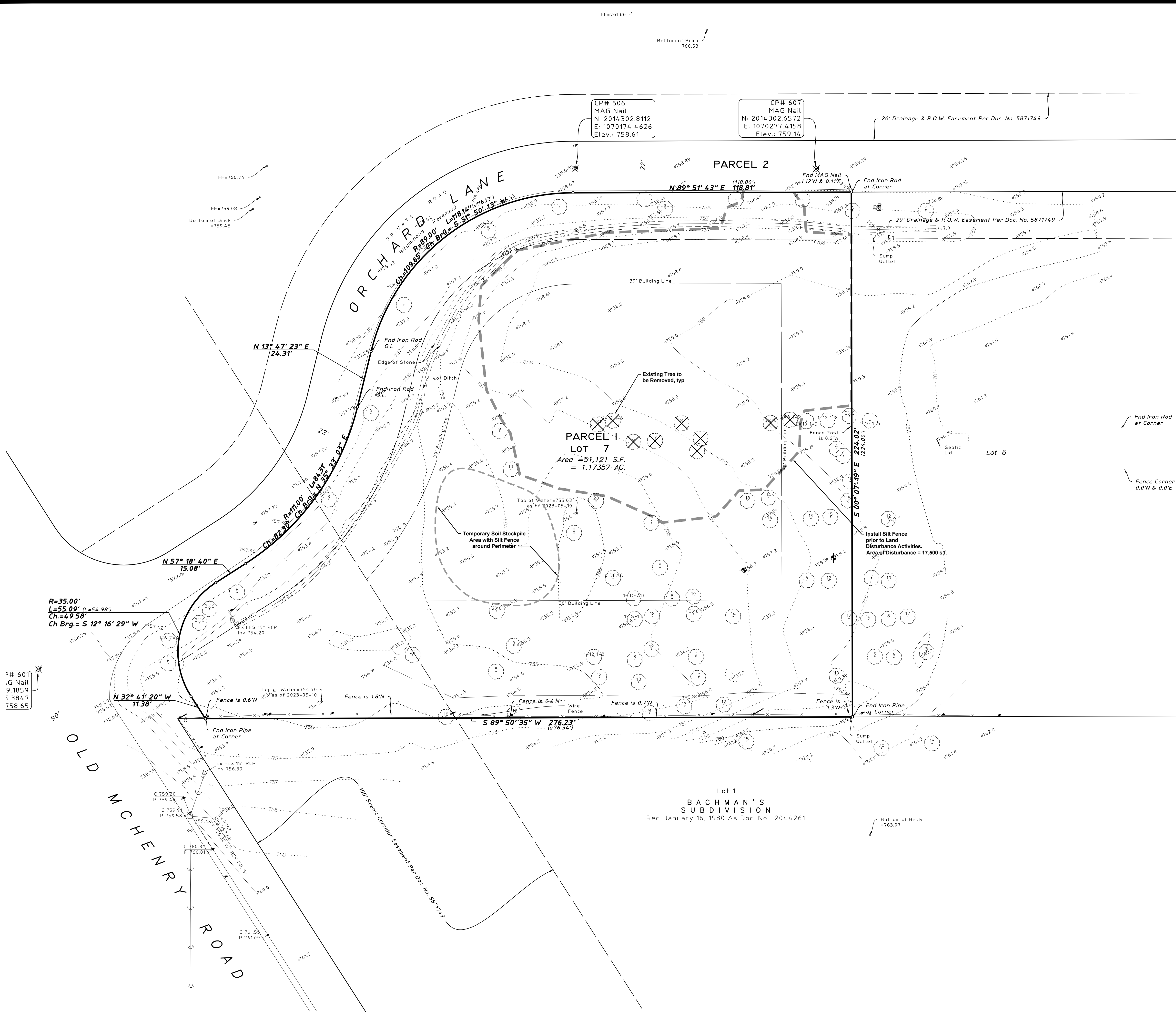
Stucco: Sto 310 Fine Sand Finish Color: French Vanilla #10609

Front Door: Espresso

Garage Doors: Mocha Brown Woodgrain

FF=76186

Bottom of Brick = 760.53



LEGEND

- ⊙ Manhole
- Catch Basin
- (STM) — Storm Sewer Atlas
- (SAN) — Sanitary Sewer Atlas
- ⊠ Gas Meter
- ⊠ Electrical Pedestal
- ⊠ Electric Meter
- ⊠ Telephone Pedestal
- ⊠ Mailbox
- ⊠ Curb & Gutter
- ⊠ Depressed Curb
- ⊠ Curb Elevation and Pavement Elevation
- ⊠ Pavement Elevation
- ⊠ Sidewalk Elevation
- ⊠ Ground Elevation
- ⊠ Contour Line
- ⊠ Deciduous Tree
- ⊠ Coniferous Tree
- ⊠ Brushline
- ⊠ Record On Line
- ⊠ Silt Fence
- ⊠ Top of Foundation
- ⊠ Finish Grade
- ⊠ Garage Floor
- ⊠ Sump Pump Discharge
- ⊠ Sanitary Service
- ⊠ Softscape Flow
- ⊠ Pop-Up Emitter
- ⊠ Cleanout

NORTH

Scale: 1" = 20'

ILLINOIS PROFESSIONAL ENGINEERING EXPIRES 11-30-23

LEGAL DESCRIPTION

PARCEL 1:
 LOT 7 IN THE ORCHARDS OF LONG GROVE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 2005 AS DOCUMENT NUMBER 5871749 IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
 EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 5871749 IN LAKE COUNTY, ILLINOIS.

Benchmark	
Site Benchmark	
CP # 601 (see survey)	Description: MAG Nail Elevation: 758.65 NAVD 88 (Geoid 12A)
CP # 604 (see survey)	Description: MAG Nail Elevation: 757.98 NAVD 88 (Geoid 12A)
CP # 607 (see survey)	Description: MAG Nail Elevation: 759.14 NAVD 88 (Geoid 12A)

HAEGER ENGINEERING
 consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6698
 Illinois Professional Design Firm License No. 184-003132
 www.haegerengineering.com

EXISTING CONDITIONS & DEMOLITION PLAN
LOT 7 - THE ORCHARDS OF LONG GROVE
 P.L.N. 14-24-102-010

Project Manager: M.L.A.
 Engineer: M.L.A.
 Date: 05.12.2023
 Project No. 23-068
 Sheet 1/3

FF=761.86

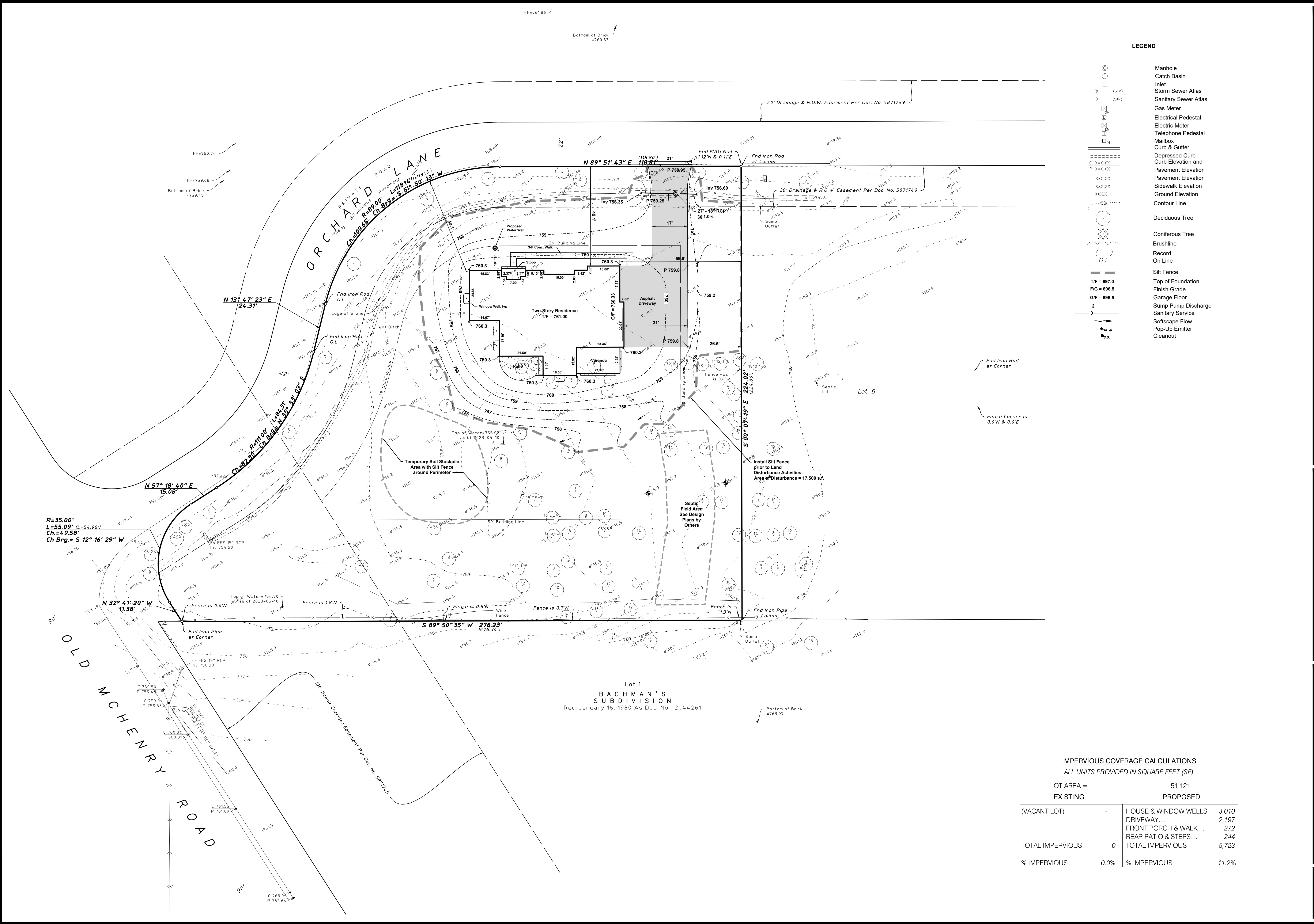
Bottom of Brick = 760.53



Scale: 1" = 20'

LEGEND

- Manhole
- Catch Basin
- Inlet
- Storm Sewer Atlas
- Sanitary Sewer Atlas
- Gas Meter
- Electrical Pedestal
- Electric Meter
- Telephone Pedestal
- Mailbox
- Curb & Gutter
- Depressed Curb
- Curb Elevation and Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Brushline
- Record On Line
- Silt Fence
- Top of Foundation
- Finish Grade
- Garage Floor
- Sump Pump Discharge
- Sanitary Service
- Softscape Flow
- Pop-Up Emitter
- Cleanout



R=35.00'
L=55.09' (L=54.98')
Ch. = 49.58'
Ch Brg. = S 12° 16' 29" W

Lot 1
BACHMAN'S
SUBDIVISION
Rec. January 16, 1980 As Doc. No. 204-4261

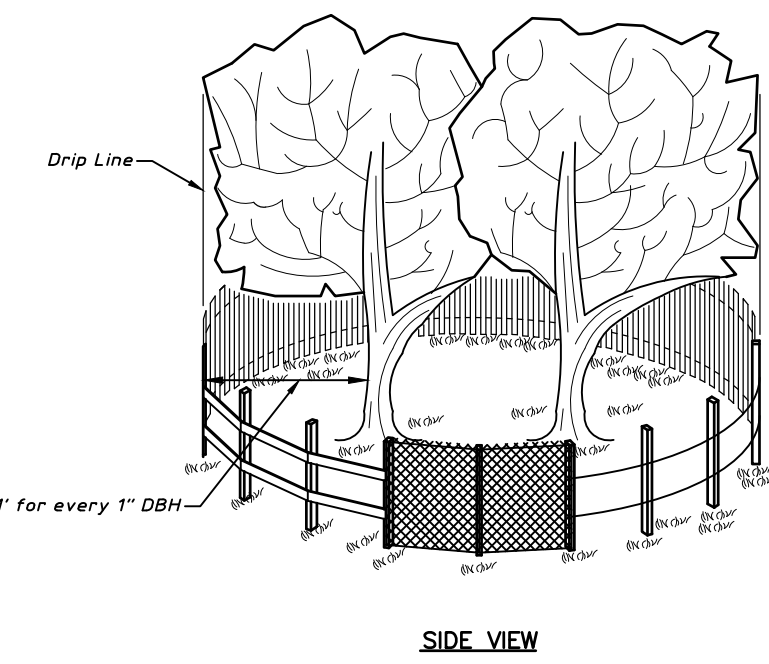
IMPERVIOUS COVERAGE CALCULATIONS
ALL UNITS PROVIDED IN SQUARE FEET (SF)

LOT AREA = 51,121		PROPOSED	
EXISTING		PROPOSED	
(VACANT LOT)	-	HOUSE & WINDOW WELLS	3,010
		DRIVEWAY...	2,197
		FRONT PORCH & WALK...	272
		REAR PATIO & STEPS...	244
TOTAL IMPERVIOUS	0	TOTAL IMPERVIOUS	5,723
% IMPERVIOUS	0.0%	% IMPERVIOUS	11.2%

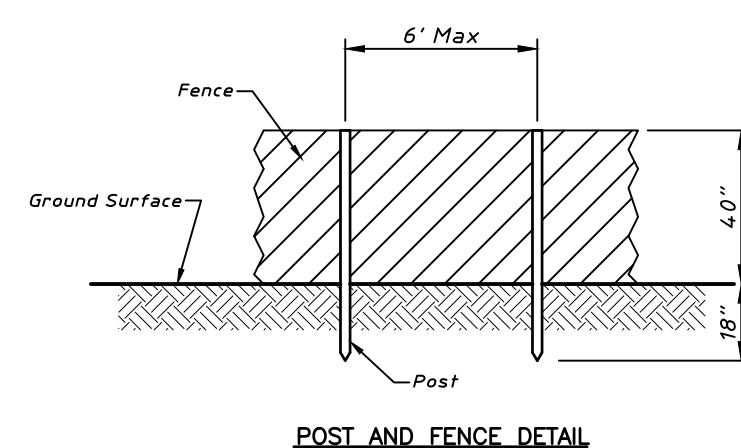
HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

PROPOSED CONDITIONS
LOT 7 - THE ORCHARDS OF LONG GROVE
P.L.N. 14-24-102-010

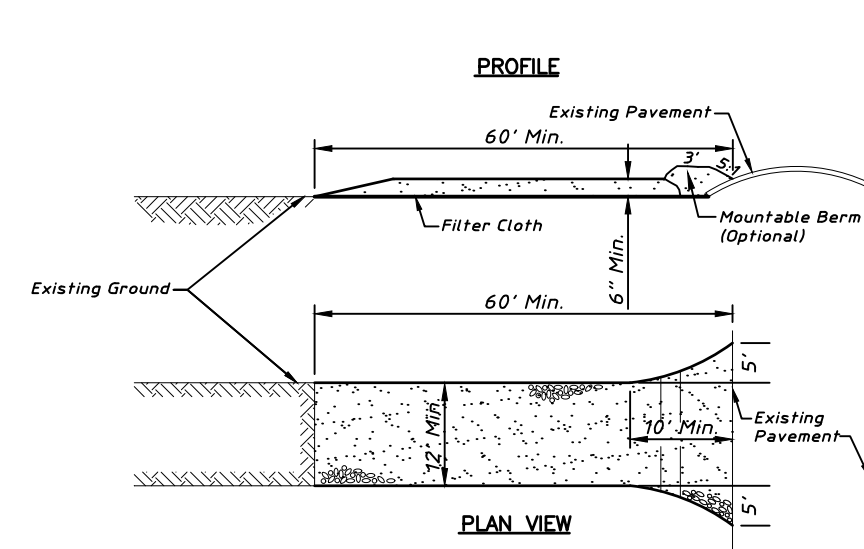
Project Manager: M.L.A.
Engineer: M.L.A.
Date: 05.12.2023
Project No. 23-068
Sheet 2/3



TREE PROTECTION - FENCING

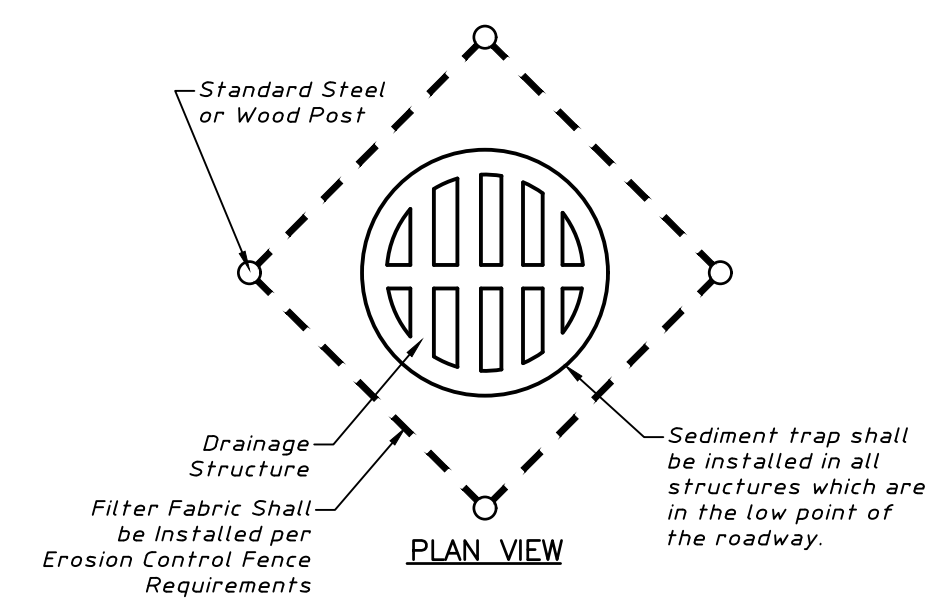


- NOTES:**
- The fence shall be located outside the drip line of the tree and in no case closer than 1 foot for every 1" DBH to the trunk of any tree, if possible.
 - Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
 - The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.

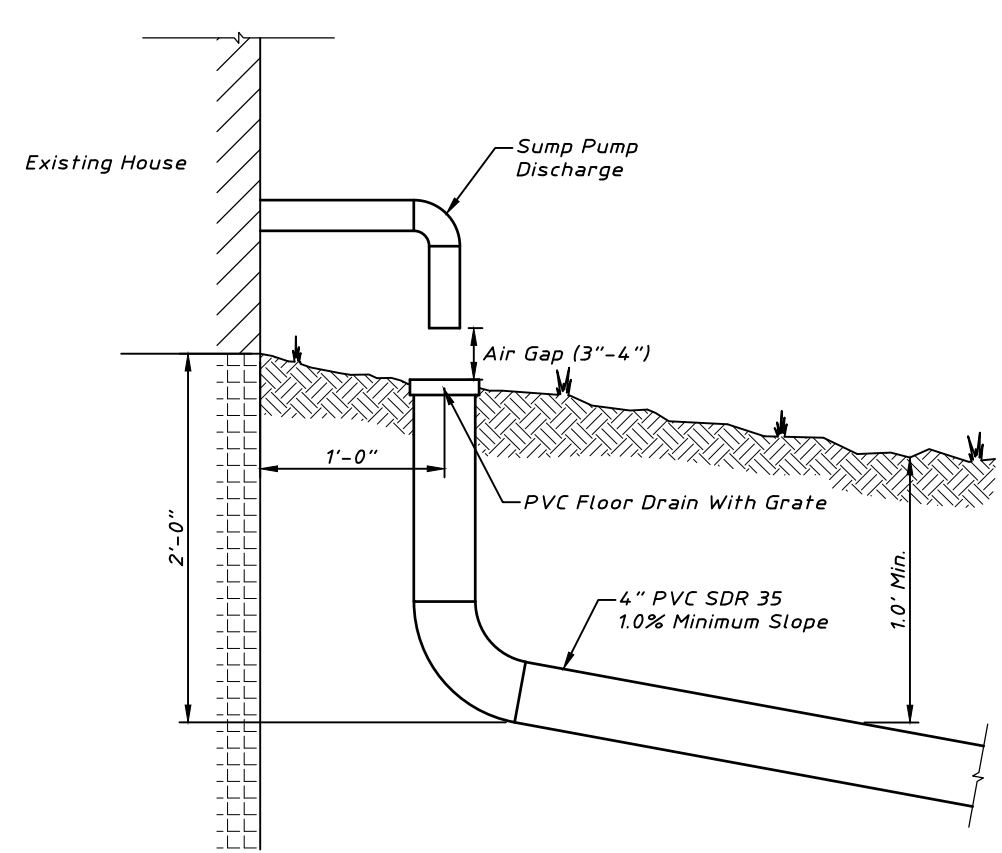


STABILIZED CONSTRUCTION ENTRANCE

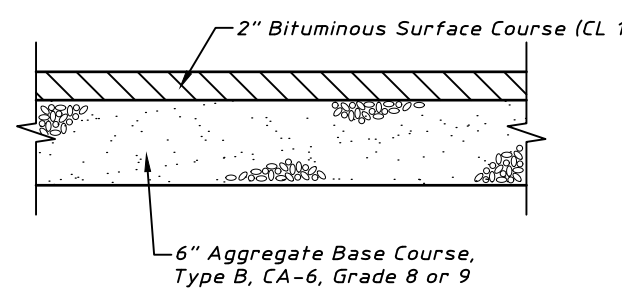
- Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
- Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanup of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
- Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.
- Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
- Length - As required, but not less than 60 feet (except on a single residence lot where a 30 foot minimum length would apply).
- Thickness - Not less than six (6) inches.
- Width - Twelve (12) feet minimum, but not less than the full width at points where ingress or egress occurs.



INLET PROTECTION DETAIL
(ILLINOIS URBAN MANUAL DETAIL 860)



SUMP PUMP DISCHARGE HOUSE CONNECTION



TYPICAL RESIDENTIAL DRIVEWAY PAVEMENT SECTION

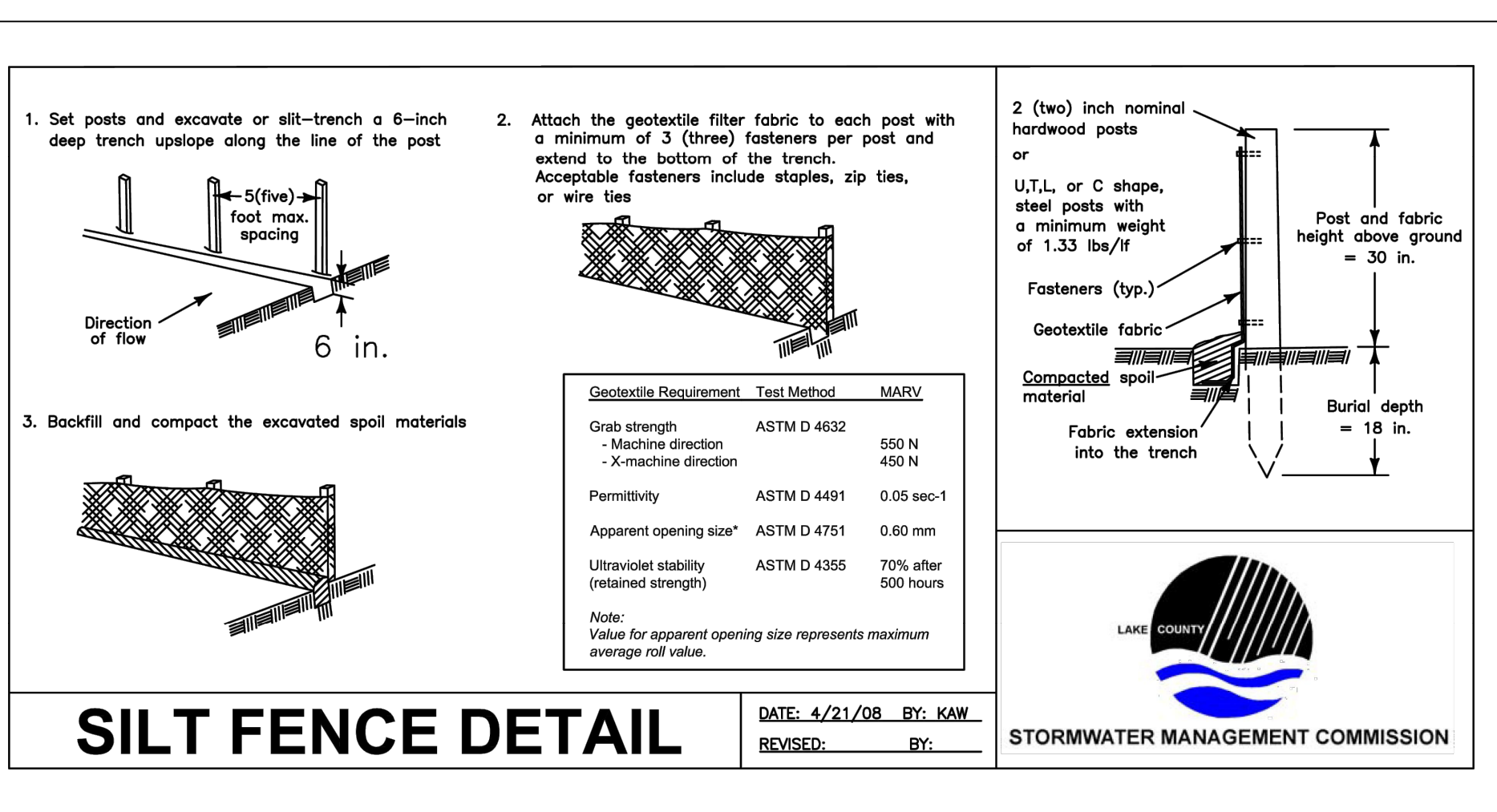


TYPICAL CONSTRUCTION SEQUENCING

- Installation of soil erosion and sediment control SE/SC measures
 - Selective vegetation removal for silt fence installation
 - Silt fence installation
 - Construction fencing around areas not to be disturbed
 - Stabilized construction entrance
- Tree removal where necessary (clear & grub)
- Construct sediment trapping devices (sediment traps, basins...)
- Construct detention facilities and outlet control structure with restrictor & temporary perforated riser
- Strip topsoil, stockpile topsoil and grade site
- Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
- Install storm sewer, sanitary sewer, water and associated inlet & outlet protection
- Permanently stabilize detention basins with seed and erosion control blanket
- Temporarily stabilize all areas including lots that have reached temporary grade
- Install roadways
- Permanently stabilize all outlet areas
- Install structures and grade individual lots
- Permanently stabilize lots
- Remove all temporary SE/SC measures after the site is stabilized with vegetation
- Soil erosion and sediment control maintenance must occur every two weeks and after every 1/2 or greater rainfall event

**LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES**

- SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.
- ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER.
- APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.



SILT FENCE DETAIL

DATE: 4/21/08 BY: KAW
REVISED: BY:



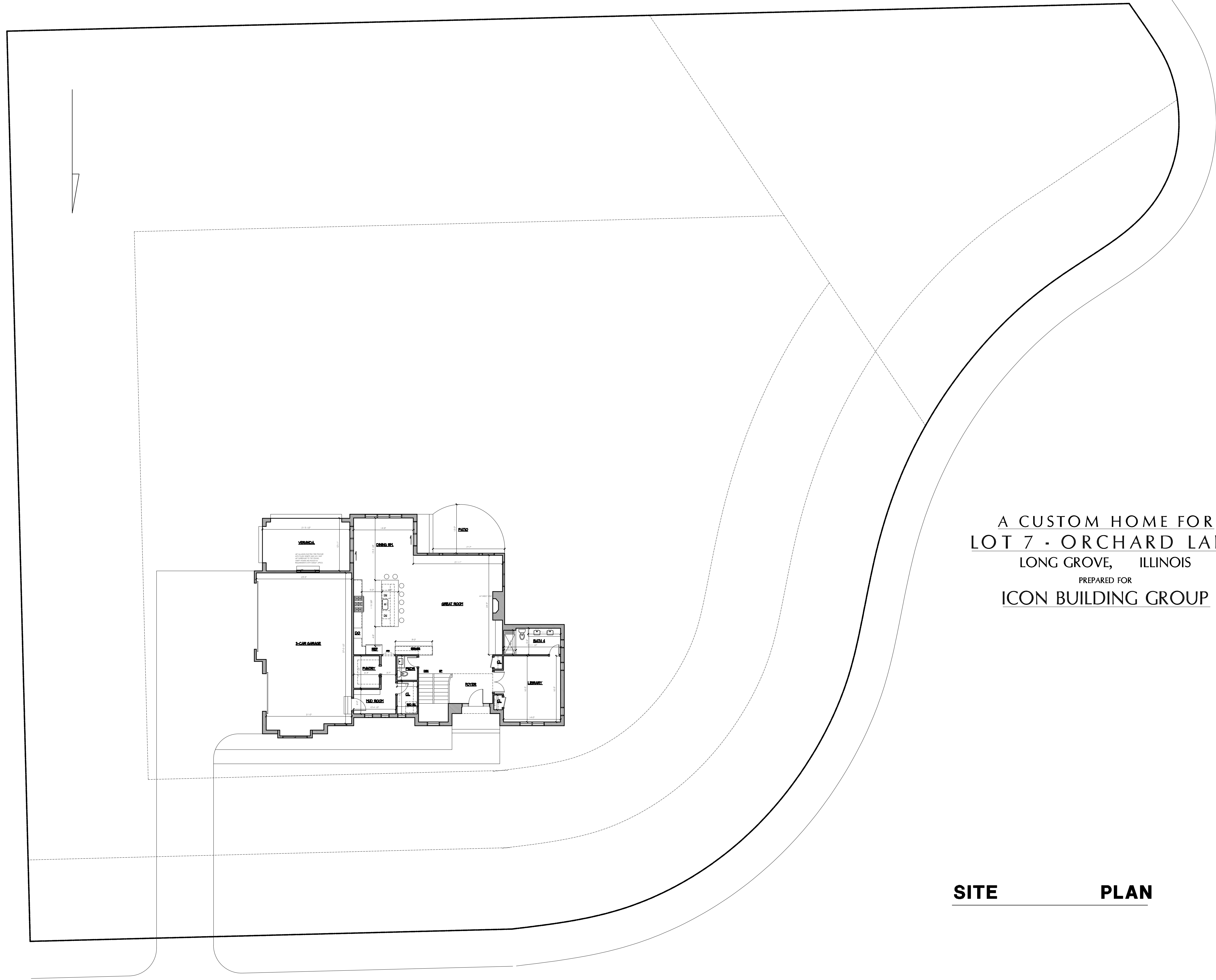
U:\Regulatory Program\SESC handouts\TYPICAL CONSTRUCTION SEQUENCING.doc

U:\Regulatory Program\SESC handouts\SE-SC Notes 2013 TAC-approved.docx

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East Stone Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6698
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

PROPOSED CONDITIONS
LOT 7 - THE ORCHARDS OF LONG GROVE
P.L.N. 14-24-102-010

Project Manager: M L A
Engineer: M L A
Date: 05.12.2023
Project No. 23-068
Sheet 3/3



A CUSTOM HOME FOR
LOT 7 - ORCHARD LANE
 LONG GROVE, ILLINOIS
 PREPARED FOR
ICON BUILDING GROUP

SITE PLAN

SHEET NO.		P-1	
JOB NO.		A CUSTOM HOME FOR LOT 7 - ORCHARD LANE LONG GROVE, ILLINOIS PREPARED FOR ICON BUILDING GROUP	
DRAWN BY:	PAP	JOB NO.	
CHECKED BY:	PAP	DATE	4.15.23
APPROVED BY:	PAP	ISSUE DATES:	
PSENKA ARCHITECTS Inc. ARCHITECTURE - PLANNING - DESIGN - BUILD 40 LANDROVER PARKWAY, SUITE 4 HANTON WOODS, IL 60047 FAX: 630-754-9101		COPYRIGHT THIS DOCUMENT PREPARED AND THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PSENKA ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC. © 2017 PSENKA ARCHITECTS	
REMARKS REVIEW		REVIEW	

A CUSTOM HOME FOR
LOT 7 - ORCHARD LANE
 LONG GROVE, ILLINOIS
 PREPARED FOR
ICON BUILDING GROUP



9 BSMIT

FRONT ELEVATION
 1/4" = 1'-0"

ISSUE DATES:	DATE	REMARKS
	4-15-23	REVIEW

COPYRIGHT
 THE DRAWING SPECIFICATIONS AND ALL RIGHTS RESERVED. NO PART OF THIS DRAWING OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. © 2017 PSENKA ARCHITECTS

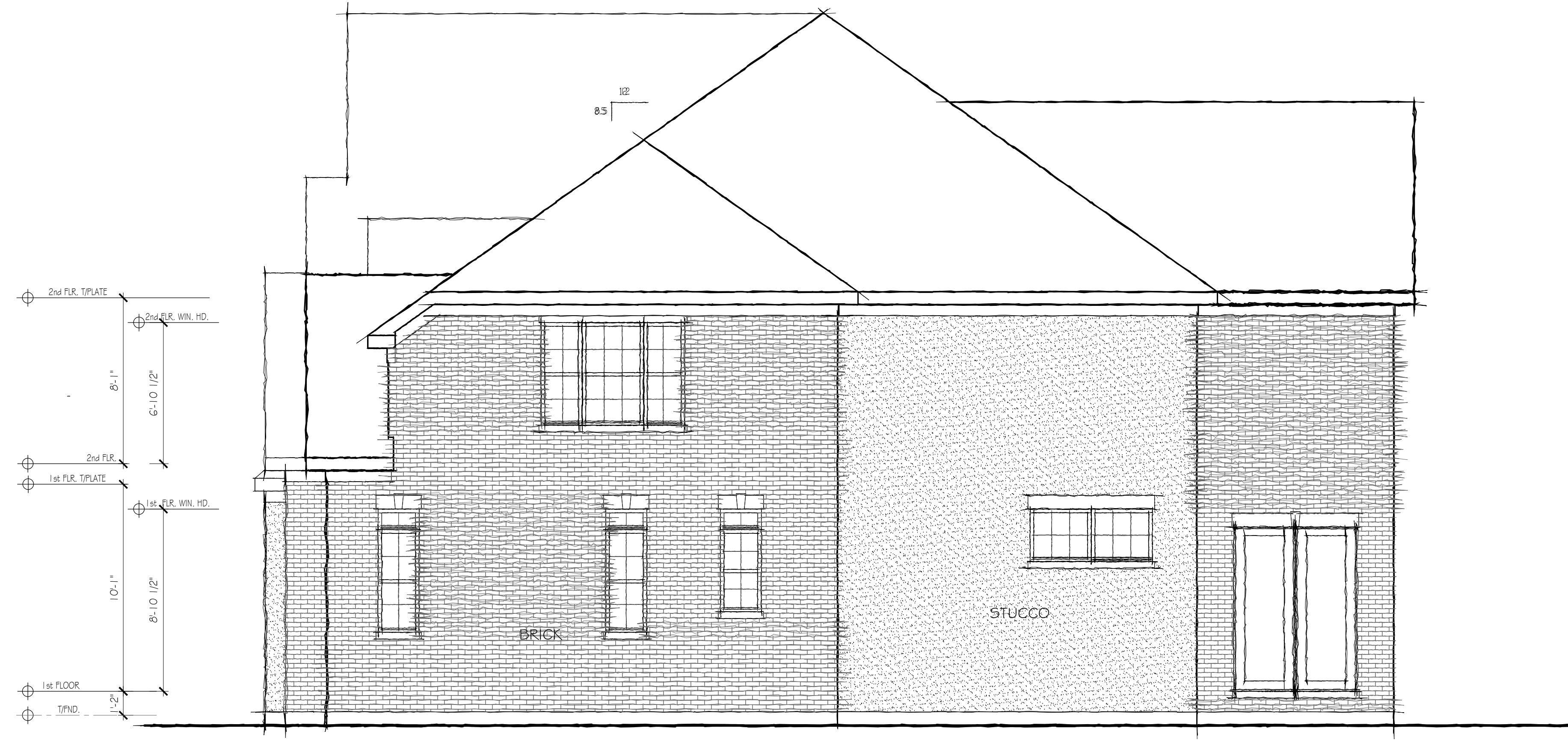
PSENKA ARCHITECTS Inc.
 ARCHITECTURE - PLANNING - DESIGN - BUILD
 40 LANDOVER PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047
 TEL: 847-724-4101 FAX: 847-724-4100

JOB NO.	PAP
	PAP
	PAP
	PAP

A CUSTOM HOME FOR
LOT 7 - ORCHARD LANE
 LONG GROVE, ILLINOIS
 PREPARED FOR
ICON BUILDING GROUP

SHEET NO.
P-2

A CUSTOM HOME FOR
LOT 7 - ORCHARD LANE
 LONG GROVE, ILLINOIS
 PREPARED FOR
ICON BUILDING GROUP



RIGHT SIDE ELEVATION
 1/4" = 1'-0"

ISSUE DATES:	
DATE	REMARKS
4-15-23	REVIEW

COPYRIGHT
 THE DRAWING SPECIFICATIONS AND ANY INSTRUMENTS OF SERVICE ARE THE PROPERTY OF PSENKA ARCHITECTS INC. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
 © 2017 - PSENKA ARCHITECTS

PSENKA ARCHITECTS Inc.
 ARCHITECTURE - PLANNING - DESIGN - BUILD
 40 LANDOVUE PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047
 TEL: 630.759.4101 FAX: 630.759.4100

JOB NO.	PAP

A CUSTOM HOME FOR
LOT 7 - ORCHARD LANE
 LONG GROVE, ILLINOIS
 PREPARED FOR
ICON BUILDING GROUP

SHEET NO.
P-3

A CUSTOM HOME FOR
LOT 7 - ORCHARD LANE
 LONG GROVE, ILLINOIS
 PREPARED FOR
ICON BUILDING GROUP



REAR ELEVATION

1/4" = 1'-0"

ISSUE DATES:	
DATE	REMARKS
4-15-23	REVIEW

COPYRIGHT
 THE DRAWING, SPECIFICATIONS AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF PSENKA ARCHITECTS INC. NO PART OF THIS DRAWING OR INFORMATION IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
 © 2017 - PSENKA ARCHITECTS

PSENKA ARCHITECTS Inc.
 ARCHITECTURE - PLANNING - DESIGN - BUILD
 40 LANDOVIE PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047
 TEL: 630.349.4101

JOB NO.	PAP
DRAWN BY:	PAP
CHECKED BY:	PAP
APPROVED BY:	PAP

A CUSTOM HOME FOR
LOT 7 - ORCHARD LANE
 LONG GROVE, ILLINOIS
 PREPARED FOR
ICON BUILDING GROUP

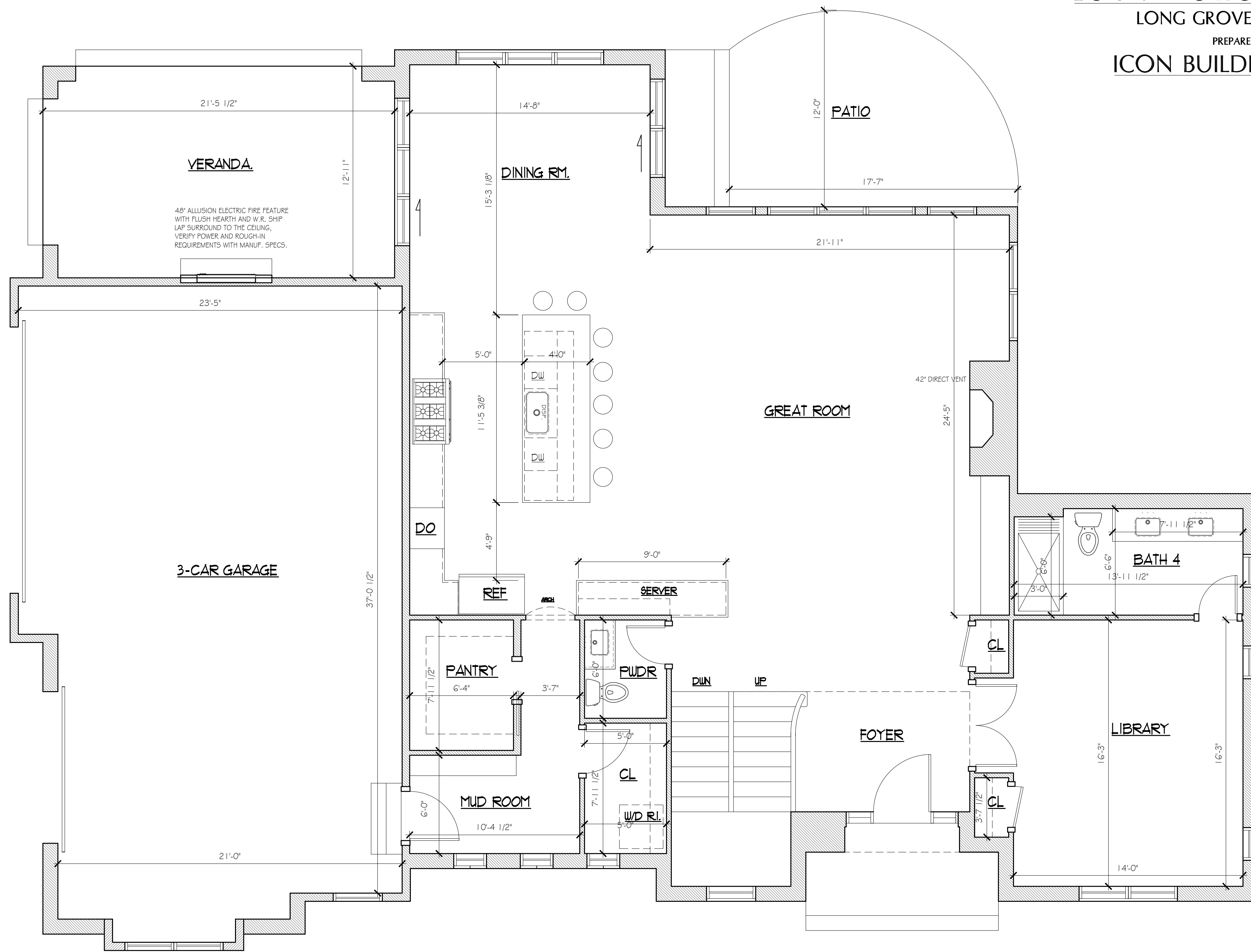
SHEET NO.
P-4

A CUSTOM HOME FOR
LOT 7 - ORCHARD LANE
 LONG GROVE, ILLINOIS
 PREPARED FOR
ICON BUILDING GROUP



LEFT SIDE ELEVATION
 1/4" = 1'-0"

JOB NO.		JOB NO.		JOB NO.	
DRAWN BY:	PAP	DRAWN BY:	PAP	DRAWN BY:	PAP
CHECKED BY:	PAP	CHECKED BY:	PAP	CHECKED BY:	PAP
APPROVED BY:	PAP	APPROVED BY:	PAP	APPROVED BY:	PAP
A CUSTOM HOME FOR LOT 7 - ORCHARD LANE LONG GROVE, ILLINOIS PREPARED FOR ICON BUILDING GROUP					
SHEET NO. P-5					
PSENKA ARCHITECTS Inc. ARCHITECTURE - PLANNING - DESIGN - BUILD 40 LANDOVIE PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047 TEL: 630-349-4101					
COPYRIGHT THE DRAWING, SPECIFICATIONS AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF PSENKA ARCHITECTS INC. NO PART OF THIS DRAWING OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. © 2011 - PSENKA ARCHITECTS					
ISSUE DATES: DATE: 4-15-23 REVIEW:					

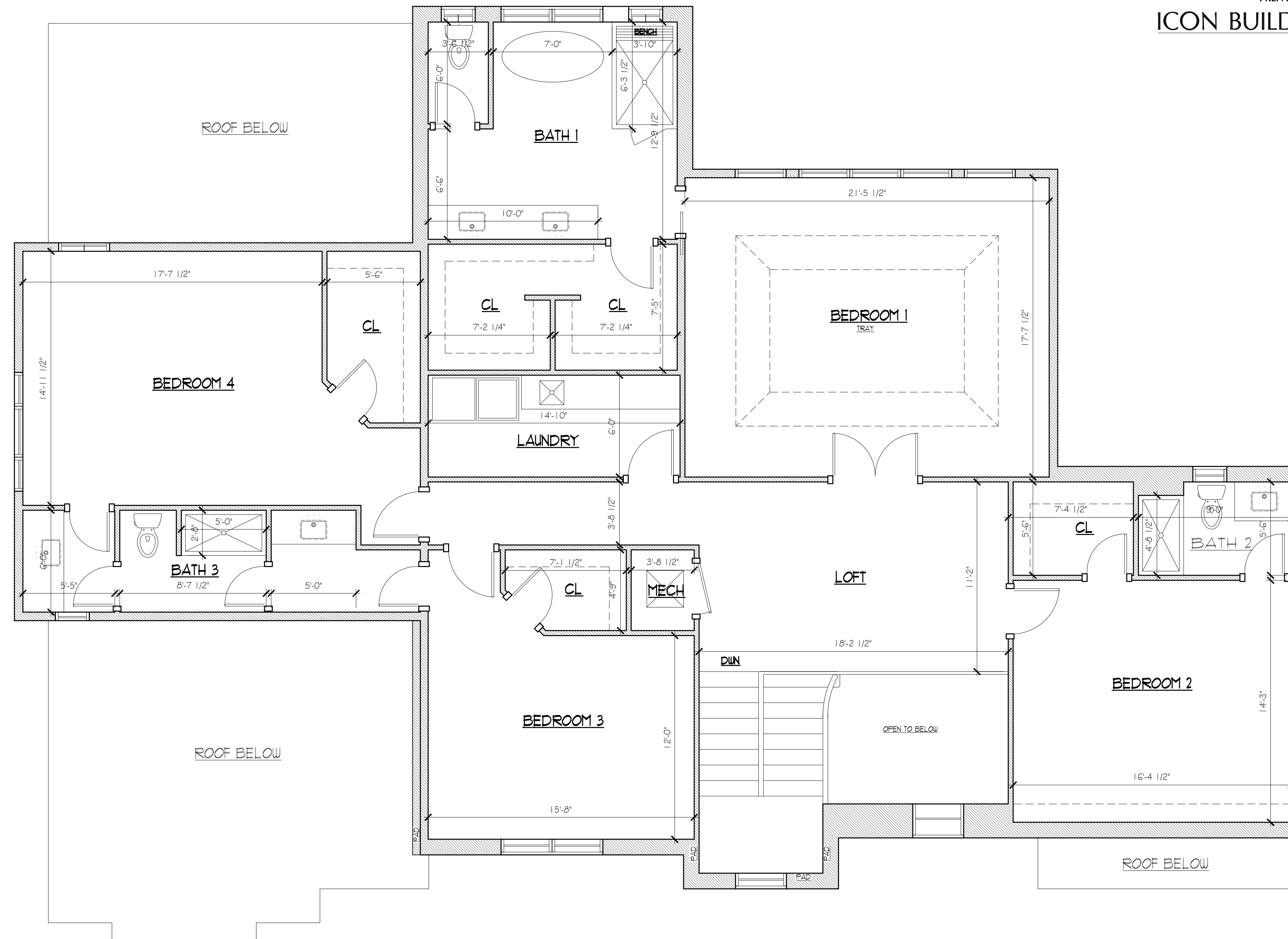


A CUSTOM HOME FOR
LOT 7 - ORCHARD LANE
 LONG GROVE, ILLINOIS
 PREPARED FOR
ICON BUILDING GROUP

FIRST FLOOR PLAN
 2,049 s.f. 1/4" = 1'-0"

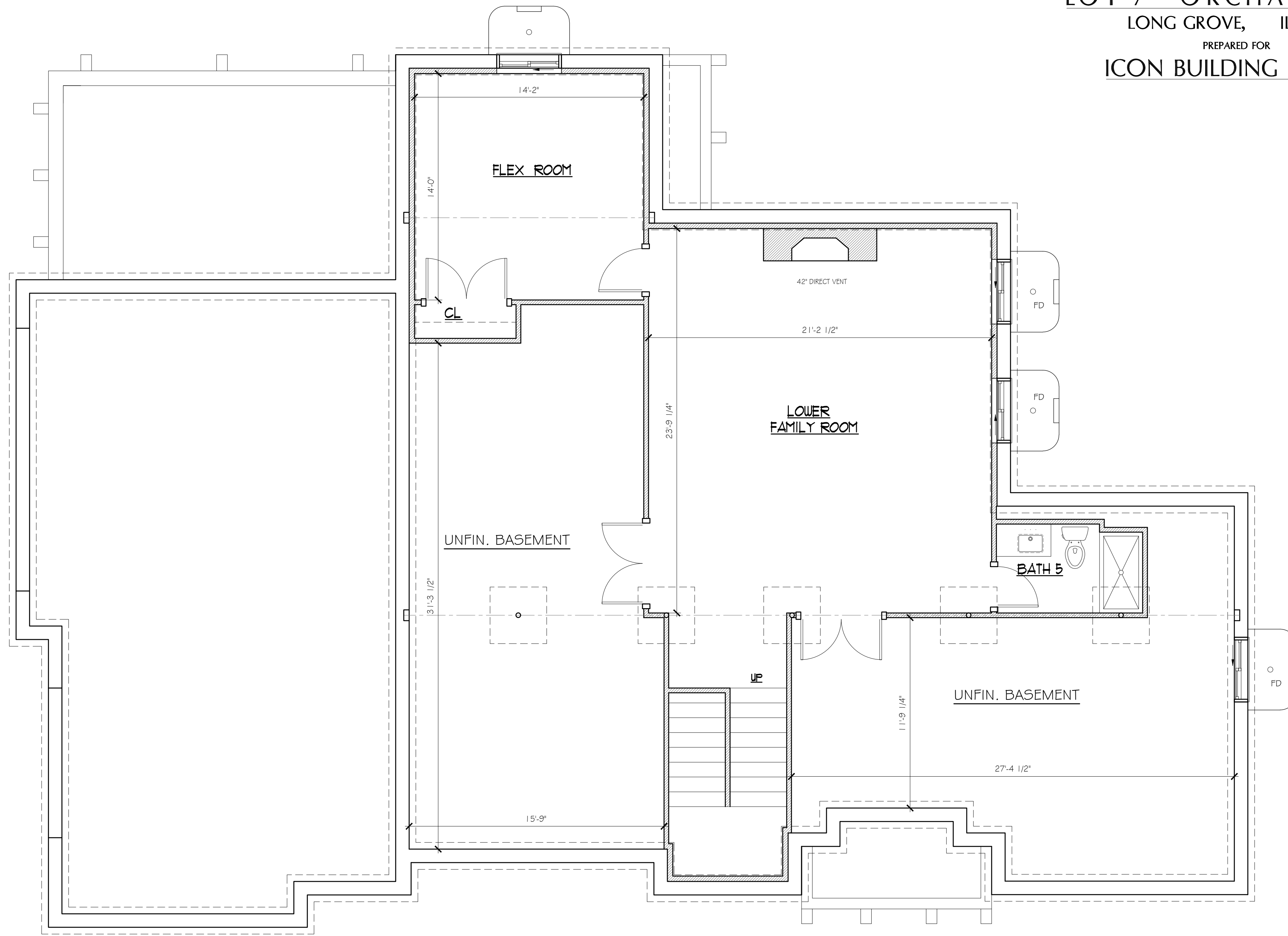
JOB NO.		A CUSTOM HOME FOR LOT 7 - ORCHARD LANE LONG GROVE, ILLINOIS ICON BUILDING GROUP	
DESIGN BY:	PAP	CHECKED BY:	PAP
APPROVED BY:	PAP		
PSENKA ARCHITECTS Inc. ARCHITECTURE - PLANNING - DESIGN - BUILD 40 LANDOVER PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047 TEL: 847-278-4101		ISSUE DATES:	
COPYRIGHT		DATE	REMARKS
THE DRAWING SPECIFICATIONS AND NOTATIONS ARE THE PROPERTY OF PSENKA ARCHITECTS INC. THIS DRAWING AND THESE NOTATIONS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THIS DOCUMENT. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC. IS STRICTLY PROHIBITED. © 2017 PSENKA ARCHITECTS		4-15-23	REVIEW
SHEET NO.		P-6	

A CUSTOM HOME FOR
LOT 7 - ORCHARD LANE
 LONG GROVE, ILLINOIS
 PREPARED FOR
ICON BUILDING GROUP



SECOND FLOOR PLAN
 2,330 s.f. 1/4" = 1'-0"

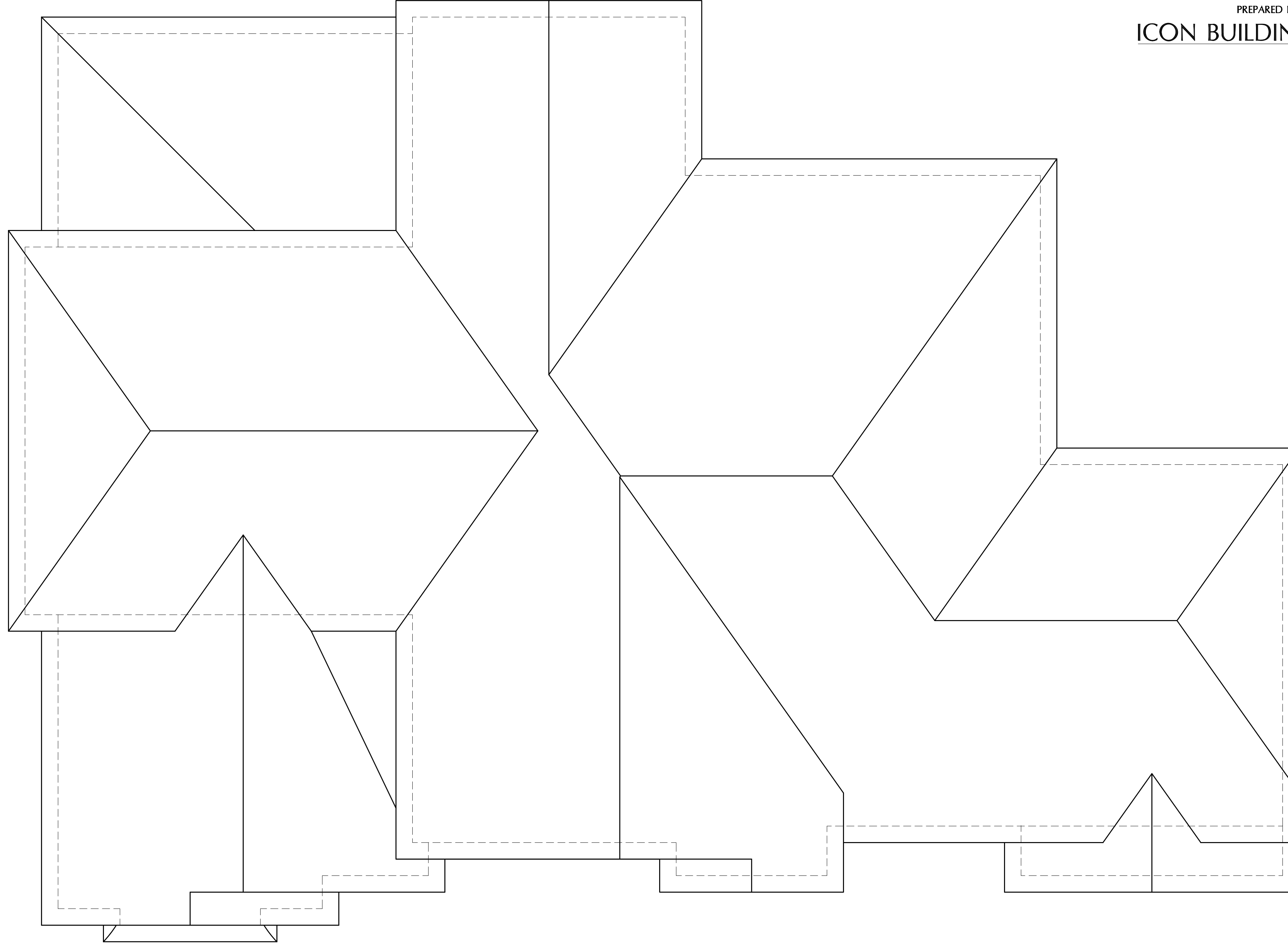
JOB NO.		PAP	
DRAWN BY:		PAP	
CHECKED BY:		PAP	
APPROVED BY:		PAP	
A CUSTOM HOME FOR LOT 7 - ORCHARD LANE LONG GROVE, ILLINOIS PREPARED FOR ICON BUILDING GROUP			
 PSENKA ARCHITECTS Inc. ARCHITECTURE - PLANNING - DESIGN - BUILD 40 LANDOVIE PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047 TEL: 630-340-0101 FAX: 630-340-0101		SHEET NO. P-7	
COPYRIGHT THE DRAWING IS THE PROPERTY OF PSENKA ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC. © 2011 PSENKA ARCHITECTS		ISSUE DATES: DATE REVIEW 4-15-23	



A CUSTOM HOME FOR
LOT 7 - ORCHARD LANE
 LONG GROVE, ILLINOIS
 PREPARED FOR
ICON BUILDING GROUP

BASEMENT PLAN
 950 s.f. FINISHED AREA 1/4" = 1'-0"

JOB NO.		JOB NO.	
DESIGN BY:	PAP	DATE:	4-15-23
CHECKED BY:	PAP	ISSUE DATES:	
APPROVED BY:	PAP	REMARKS:	REVIEW
A CUSTOM HOME FOR LOT 7 - ORCHARD LANE LONG GROVE, ILLINOIS PREPARED FOR ICON BUILDING GROUP		COPYRIGHT: THE DRAWING IS THE PROPERTY OF PSENKA ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC. © 2017 PSENKA ARCHITECTS	
		PSENKA ARCHITECTS Inc. ARCHITECTURE - PLANNING - DESIGN - BUILD 40 LANDOVIE PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047 TEL: 630-354-4701	
SHEET NO.		P-8	



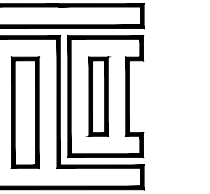
ROOF PLAN
1/4" = 1'-0"

A CUSTOM HOME FOR
LOT 7 - ORCHARD LANE
 LONG GROVE, ILLINOIS
 PREPARED FOR
ICON BUILDING GROUP

SHEET NO.
P-9

A CUSTOM HOME FOR
LOT 7 - ORCHARD LANE
 LONG GROVE, ILLINOIS
 PREPARED FOR
ICON BUILDING GROUP

JOB NO.
 DRAWN BY: PAP
 CHECKED BY: PAP
 APPROVED BY: PAP



PSENKA ARCHITECTS Inc.
 ARCHITECTURE - PLANNING - DESIGN - BUILD
 40 LANDOVER PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047
 TEL: 847-224-4101

COPYRIGHT
 THE DRAWING SPECIFICATIONS AND
 NOTATIONS ARE THE PROPERTY OF
 PSENKA ARCHITECTS INC. NO PART
 OF THIS DRAWING MAY BE REPRODUCED
 OR TRANSMITTED IN ANY FORM OR
 BY ANY MEANS, ELECTRONIC OR
 MECHANICAL, INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL SYSTEM
 WITHOUT THE WRITTEN PERMISSION OF
 PSENKA ARCHITECTS INC.
 © 2017 PSENKA ARCHITECTS

ISSUE DATES:	DATE	REMARKS
	4-15-23	REVIEW





RESIDENTIAL REGULATIONS (Section 5-3-11):

The following are excerpts of applicable portions of the Village Sign Ordinance.

- (A) *Purpose.* The intent of this section is to ensure sufficient variety in detached single-family dwellings to prevent monotony, and to foster the quality and character of residential construction traditionally found in the Village. At the same time, these regulations are designed to provide freedom for homeowners to design detached single-family dwellings that meet their needs and choices and to encourage creativity.
- (B) *Mandatory Criteria.* The following criteria shall apply to all new detached single-family dwelling construction:
1. *Similarity Regulated.* No detached single-family dwelling may be similar to any other detached single-family dwelling along a street or cul-de-sac, or within 1,500 feet (as measured from lot line to lot line), whichever is more restrictive.
 2. *Window, Door, and Trim.* Each detached single-family dwelling shall have similar style and quality window, door, trim, and decorative moldings on all exterior building elevations of the detached single-family dwelling.
 3. *Building Materials.* Identical or substantially similar siding materials or veneers shall be used on all exterior sides of the detached single-family dwelling. This does not prohibit the use of veneers or changes of materials on a facade where, for example, materials might change at the second floor or at a windowsill height. Where a wing or projection of the building is offset, the wing or projection may use different materials to give it emphasis, provided the materials are applied to the entire wing or projection.
 4. *Roof Overhangs.* An important element of design is the shadow lines that are created by roofs and help articulate the building. Any detached single-family dwelling having a pitched roof shall have eaves that extend a sufficient distance to create shadow lines. A variety of overhangs is desired. The following standards shall apply:
 - (a) *Variety.* Within a subdivision or planned unit development, the detached single-family dwellings shall have a variety of different roof overhang profiles.
 - (b) *Extension.* The overhang of a detached single-family dwelling, not including gutters, shall extend at least eight inches beyond the plane of the wall.
 - (c) *Exception.* The minimum overhang shall not apply to any individual detached single-family dwelling built in a historical style where overhangs were not part of the style (Cape Cod, for example) or in a unique individual design. The architectural board shall review the architectural plans for such dwellings.
 5. *Garage Placement and Orientation.* Within a particular subdivision or planned unit development, no more than 25 percent of garages may be front loads located at the front of the detached single-family dwelling. The following are preferred alternatives to front load garages, which alternatives are illustrated on appendix 1 on file in the village:
 - (a) Side load garages.
 - (b) Side loading front garages. These are garages located in wings in front of the principal facade or entrance facade.
 - (c) Recessed front loading garages. Where the two-car garage is in a wing that is recessed 20 feet or more behind the front elevation, it shall not be considered a front-loaded garage.
 - (d) Rear garages. These are either freestanding or attached garages that are located to the rear and that have the view from the street screened by a wing of the building.

- (C) *Multiple Dwellings.* An owner who builds more than one detached single-family dwelling must utilize four or more of the following techniques to avoid monotony and ensure quality:
1. *Roof Heights.* Utilize dissimilar roof heights. One or a combination of the following shall be used to achieve the desired effect:
 - (a) Vary the number of stories on adjoining lots.
 - (b) Vary the roof pitches on otherwise similar detached single-family dwellings.
 - (c) Vary the roofline height on the individual detached single-family dwelling. The number of stories can be varied on the dwelling. Where the width of the dwelling is changed, the roof can be stepped down even though the stories remain similar. Wings should be of different heights based on different stories or widths.
 2. *Roof Orientation.* Vary roof orientation so that the gable ends are oriented in a different direction than an otherwise similar detached single-family dwelling.
 3. *Floor Plans.* Utilize different floor plans with distinctive shapes, such as wings or elements that sharply contrast with adjoining dwellings or significant (at least 20 percent) changes in width of the central dwelling. Repetitive use of a similar form and floor plans having similar masses on different models is not permitted. A wing must protrude from the front of the building a minimum of eight feet to be considered a wing.
 4. *Placement on Lots.* Vary the location of the detached single-family dwellings in relation to the required front and side yard setbacks.
 5. *Rotation or Flipping.* Rotate the floor plan by 90 degrees or utilize a 180-degree flip combined with major differences in the plane of the front elevation.
 6. *Lot Frontage and Size.* Utilize significant variation in the width of detached single-family dwellings which results in clearly different modules of windows and doors.
 7. *Architectural Style.* Utilize different architectural styles for similar floor plans, which employ all the elements of a given style and are applied consistently throughout the dwelling.
 8. *Architectural Details and Features.* Utilize different details for the chimney, entrance, garage design, dormers, porches, and building materials to significantly alter the appearance of a detached single-family dwelling to make it visually very different.
- (D) *Individual Review.* The owner shall submit a separate plan for each detached single-family dwelling to the Building Superintendent for individual review and approval prior to issuance of a building permit. Applications shall include photos of the facades of the buildings or architectural elevations of existing dwellings along the same street or cul-de-sac or within 1,500 feet of the lot line of the proposed lot, whichever is more restrictive. The Building Superintendent may, when he deems it necessary to ensure compliance with this section, refer any such application to the Architectural Board for review and comments.
- (E) *Appeals.*
1. If the Building Superintendent denies an application, the owner can appeal that decision to the Architectural Board within ten days of the denial by filing a written notice of appeal with the Village Clerk. The Architectural Board may affirm, modify, or reverse the decision of the Building Superintendent.
 2. The owner can appeal a decision of the Architectural Board to the Village Board within ten days of the denial by filing a written notice of appeal with the Village Clerk. The Village Board may affirm, modify, or reverse the decision of the Architectural Board.

3. Any appeal under this subsection (E) shall be reviewed in light of the criteria in subsections (B) and (C) of this section and the purposes in subsection (A) of this section.
- (F) *Responsibility.* It is the responsibility of the owner to establish to the satisfaction of the Village that the application fully complies with the provisions of this section.
 - (G) *Deviations.* for good cause shown, the Village Board may approve deviations from strict conformity with this section when the owner establishes to the satisfaction of the Village Board that any such deviations are reasonably necessary and are not contrary to the purpose and intent of this section.

CHAPTER 20
ARCHITECTURAL CONTROL

SECTION:

5-20-1: Prohibition, Criteria

5-20-1: **PROHIBITION, CRITERIA:** No building permits shall be issued for any new building or for remodeling or alteration of an existing building which if erected, remodeled or altered would produce one or more of the harmful effects set forth in section 2-3-1 of this code. In considering whether the erection, remodeling or alteration of a building, awning, sign, fence or other structure will produce one or more of the harmful effects set forth in section 2-3-1 of this code, the architectural board shall consider whether there exists one or more of the following:

- (A) Excessive similarity or dissimilarity in design in relation to any other structure existing or for which a permit has been issued within a distance of one thousand feet (1,000') of the proposed site or in design generally prevailing in the area in respect to one or more of the following features:
1. Apparently identical facade;
 2. Substantially identical size and arrangement of either doors, windows, porticoes or other openings or breaks in the facade facing the street, including a reverse arrangement thereof;
 3. Cubical contents;
 4. Gross floor area;
 5. Other significant design features, such as, but not limited to, roofline, height of building, construction or quality of architectural design; or

5-20-1

5-20-1

6. Location and elevation of building upon the site in relation to contiguous properties.

(B) Inappropriateness in relation to any other property in same or any adjoining district of design, landscaping, building materials, and use thereof, orientation to site, or placement of parking, storage or refuse areas. (Ord. 98-O-14, 5-26-1998)

CHAPTER 22

ANTIMONOTONY STANDARDS

SECTION:

- 5-22-1: Purpose
- 5-22-2: Mandatory Criteria
- 5-22-3: Multiple Homes
- 5-22-4: Individual Review
- 5-22-5: Appeals
- 5-22-6: Responsibility
- 5-22-7: Deviations

5-22-1: **PURPOSE:** The intent of this chapter is to ensure sufficient variety in residential homes to prevent monotony and to foster the quality and character of residential construction traditionally found in the village. At the same time, these regulations are designed to provide freedom for homeowners to design homes that meet their needs and choices and to encourage creativity. (Ord. 2002-O-6, 2-12-2002)

5-22-2: **MANDATORY CRITERIA:** The following criteria shall apply to all new single-family residence construction:

- (A) **Similarity Regulated:** No home may be similar to any other home along a street or cul-de-sac, or within one thousand five hundred feet (1,500') (as measured from property line to property line), whichever is more restrictive.
- (B) **Window, Door, And Trim:** The home shall have similar style and quality window, door, trim, and decorative moldings on all exterior building elevations of the home.
- (C) **Building Materials:** Identical or substantially similar siding materials or veneers shall be used on all exterior sides of the home. This does not prohibit the use of veneers or changes of materials on a facade where, for example, materials might change at the second floor or at

a windowsill height. Where a wing or projection of the building is offset, the wing or projection may use different materials to give it emphasis, provided the materials are applied to the entire wing or projection.

(D) **Roof Overhangs:** An important element of design is the shadow lines which are created by roofs and help articulate the building. All homes having pitched roofs shall have eaves that extend a sufficient distance to create shadow lines. A variety of overhangs is desired. The following standards shall apply:

1. **Variety:** The subdivision or planned unit development as a whole shall have a variety of different roof overhang profiles.

2. **Extension:** The overhang, not including gutters, shall extend at least eight inches (8") beyond the plane of the wall.

3. **Exception:** The minimum overhang shall not apply for individual homes built in an historical style where overhangs were not part of the style (Cape Cod, for example) or in a unique individual design. The architectural board shall review the architectural plans for such buildings.

(E) **Garage Placement And Orientation:** Within a particular subdivision or planned unit development, no more than twenty five percent (25%) of garages may be front loads located at the front of the house. The following are preferred alternatives to front load garages:

1. Side load garages.

2. Side loading front garages. These are garages located in wings in front of the principal facade or entrance facade.

3. Recessed front loading garages. Where the two (2) car garage is in a wing that is recessed twenty feet (20') or more behind the front elevation, it shall not be considered a front loaded garage.

4. Rear garages. These are either freestanding or attached garages that are located to the rear and that have the view from the street screened by a wing of the building. (Ord. 2002-O-6, 2-12-2002)

5-22-3: **MULTIPLE HOMES:** Applicants who build more than one home within a subdivision or planned unit development must

utilize four (4) or more of the following techniques to avoid monotony and ensure quality:

- (A) **Roof Heights:** Utilize dissimilar roof heights. One or a combination of the following shall be used to achieve the desired effect:
1. Vary the number of stories on adjoining lots.
 2. Vary the roof pitches on otherwise similar homes.
 3. Vary the roofline height on the individual house. The number of stories can be varied on the dwelling. Where the width of the home is changed, the roof can be stepped down even though the stories remain similar. Wings should be of different heights based on different stories or widths.
- (B) **Roof Orientation:** Vary roof orientation so that the gable ends are oriented in a different direction than an otherwise similar home.
- (C) **Floor Plans:** Utilize different floor plans with distinctive shapes, such as wings or elements that sharply contrast with adjoining units or significant (at least 20 percent) changes in width of the central building. Repetitive use of a similar form and floor plans having similar masses on different models is not permitted. A wing must protrude a minimum of eight feet (8') to be considered a wing.
- (D) **Placement On Lots:** Vary the location of the homes in relation to the required front and side yard setbacks.
- (E) **Rotation Or Flipping:** Rotate the floor plan by ninety degrees (90°) or utilize a one hundred eighty degree (180°) flip combined with major differences in the plane of the front elevation.
- (F) **Lot Frontage And Size:** Utilize significant variation in the width of homes which results in clearly different modules of windows and doors.
- (G) **Architectural Style:** Utilize different architectural styles for similar floor plans, which employ all the elements of a given style and are applied consistently throughout the home.
- (H) **Architectural Details And Features:** Utilize different details for the chimney, entrance, garage design, dormers, porches, and building materials to significantly alter the appearance of a home to make it visually very different. (Ord. 2002-O-6, 2-12-2002)

5-22-4

5-22-7

5-22-4: **INDIVIDUAL REVIEW:** The applicant shall submit a separate plan for each home to the village superintendent for individual review and approval prior to issuance of a building permit. Applications shall include photos of the facades of the buildings or architectural elevations of existing homes along the same street or cul-de-sac or within one thousand five hundred feet (1,500') of the property line of the proposed homesite, whichever is more restrictive. The village superintendent may, when he deems it necessary to ensure compliance with this chapter, refer any such application to the architectural board for review and comments. (Ord. 2002-O-6, 2-12-2002)

5-22-5: **APPEALS:**

(A) If the village superintendent denies an application, the applicant can appeal that decision to the architectural board within ten (10) days of the denial by filing a written notice of appeal with the village clerk. The architectural board may affirm, modify, or reverse the decision of the village superintendent.

(B) The applicant can appeal a decision of the architectural board to the village board within ten (10) days of the denial by filing a written notice of appeal with the village clerk. The village board may affirm, modify, or reverse the decision of the architectural board. (Ord. 2002-O-6, 2-12-2002)

5-22-6: **RESPONSIBILITY:** It is the responsibility of the applicant to establish to the satisfaction of the village that the application fully complies with the provisions of this chapter. (Ord. 2002-O-6, 2-12-2002)

5-22-7: **DEVIATIONS:** For good cause shown, the village board may approve deviations from strict conformity with this chapter when the applicant establishes to the satisfaction of the village board that any such deviations are reasonably necessary and are not contrary to the purpose and intent of this chapter. (Ord. 2002-O-6, 2-12-2002)