



**AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING**

**Monday, November 20, 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 October 16, 2023 Draft Meeting Minutes
- 5. OLD BUSINESS**

None
- 6. NEW BUSINESS**
 - a. **AC-2023-008** – 1190 Old McHenry Road – Signage for Ciel of Long Grove
 - b. **AC-2023-009** – Deer Trails Subdivision – Arch. Concept Package – McNaughton Development
- 7. QUESTIONS AND COMMENTS**
- 8. ADJOURNMENT**

Next Scheduled Meeting: December 18, 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
October 16, 2023
7:00 P.M.**

Chairwoman Sylvester called the meeting of the Long Grove Architectural Commission (AC) to order at 7:08 p.m. with the following members present.

Members Present: Matthew Akins; John Marshall; Archana Mohanchandra; Laura Mikolajczak; and Jeanne Sylvester.

Members Absent: A Roiter; J Plunkett

Also Present: Taylor Wegrzyn, Community Development Services

VISITORS BUSINESS

Benjamin Mathew, 4369 Oak Leaf Lane, asked the Commission if they would be reviewing any plans for the proposed religious facility at 4359 IL Route 22. Planner Wegrzyn responded. The property is zoned residential and not subject to review by the Architectural Commission at this time.

APPROVAL OF MINUTES

1) Approval of the June 19, 2023 Draft Meeting Minutes.

A motion was made by Commissioner Marshall, seconded by Commissioner Mikolajczak, to recommend approval of the June 19, 2023, meeting minutes.

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

Nays: None

Absent: J. Plunkett; A. Roiter

OLD BUSINESS

None

NEW BUSINESS

1) AC-2023-007 – 314 Old McHenry Road

Planner Wegrzyn provided an overview of the proposed project. He provided background information on the history of the property, context within the downtown, the applicant's plans, and the applicable guidelines.

Robert Brechel represented the project and provided additional descriptions of the scope of work. He noted that there are three phases to the work they are planning for this property: (1) remove rooftop equipment (complete), (2) replace the roof structure with a larger truss system, and (3) interior work, AC condensers, siding, and windows. He noted that the proposed roofing phase is desperately needed to prevent further damage to the building this winter. 8" aluminum siding would be used on the gable ends and architectural shingles installed across the whole of the roof.

There was a lengthy discussion amongst the Commissioners as they considered options to break up the massing of the large roof structure. Commissioners proposed a solution with two gables added to each side of the roof. Mr. Brechel agreed with this direction and noted that he could work with his client to make the appropriate changes should the Commission make the gables a condition of approval. He stressed that time is of the essence.

A motion was made by Commissioner Marshall, seconded by Commissioner Akins, to recommend approval of the proposed roof and siding alterations at 314 Old McHenry Road, subject to the addition, and staff review thereof, two gables with returns and matching overhangs on each side of the roof.

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

Nays: None

Absent: A. Roiter; J. Plunkett

OTHER BUSINESS

None.

The next scheduled Architectural Commission meeting is for November 20, 2023 7:00 P.M.

ADJOURNMENT

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

Meeting Adjourned at 8:50 p.m.

Respectfully Submitted,

Taylor Wegrzyn
Senior Planner



ARCHITECTURAL COMMISSION STAFF REPORT

To: Jeanne Sylvester, Chair
Architectural Commission Members

From: Taylor Wegrzyn, Senior Planner

Subject: 1190 Old McHenry Road, Ciel of Long Grove

Requests: Sign Replacement – R2 PUD

Public Meeting Date: November 20, 2023

Attachments: 1. Petitioner’s Application
2. Location Map
3. Sign Code

PETITIONER

Ciel of Long Grove
1190 Old McHenry Road
Long Grove, IL 60047

REQUEST

Review and approval of sign face replacements for Ciel of Long Grove assisted living facility at 1190 Old McHenry Road. The scope of the project includes replacement of the sign faces of three monument ground signs.

HISTORY

The assisted living facility on the property was constructed in 2016-2017. The name of the original business was Harbor Chase. The existing monument signs were all installed at this time. The business was recently sold in 2023, and the new owners are seeking to update the property’s signage with the new business name: Ciel of Long Grove.



Figure 1: Existing Entrance Monument Sign



Figure 2: Existing Gateway Monument Sign

PROPOSED PROJECT

- Three Sign Face Replacements:
 1. Primary Monument Sign at Route 53 and Route 83
 - 142.8" wide, 23.5" tall – acrylic letters with vinyl face
 - 23.3 square feet in area
 2. Entrance Monument Sign at Route 83
 - 72" wide, 48" tall – acrylic panel with vinyl face
 - 24 square feet
 3. Entrance Monument Sign at Old McHenry Road
 - 72" wide, 48" tall – acrylic panel with vinyl face
 - 24 square feet



Figure 3: Proposed Monument Signs



Figure 4: Proposed Gateway Sign

INTERNAL REVIEW

Section 5-9-5 of the Long Grove Code of Ordinances provides regulations for all new signs within the Village. Section 5-9-5(G)(3) notes that any signage within an approved PUD may be allowed in any manner set forth in the PUD and may be modified by a minor PUD approval process, subject to any applicable review procedures and sign permit fees. Staff were unable to find complete documentation of the original sign approvals within the Harbor Chase PUD files. It is presumed that the development was authorized to construct two ground monument signs, consistent with subdivision identification sign standards: one at each entrance to the development. Both signs are within the maximum area permitted for a subdivision sign (as measured by a perimeter enclosing the sign content). It is also presumed that the larger monument sign at the intersection of Route 83 and Route 53 was permitted as a joint branding effort with the Village. This monument sign is located at the eastern entrance to the Village along Route 83 and contains the text “Village of Long Grove” beneath the assisted living center’s name. A similar sign had previously been installed as part of the Sunset Grove development. Limited permitting documentation notes that the font, color, and size of the Harbor Chase sign was to emulate Sunset Grove Monument Sign. Staff do not have sign specifications of the existing sign to verify materials or exact sign areas. Based on the scale bar on the permitting paperwork, the existing Harbor Chase sign (not including “Village of Long Grove”) is approximately 20 square feet in area.

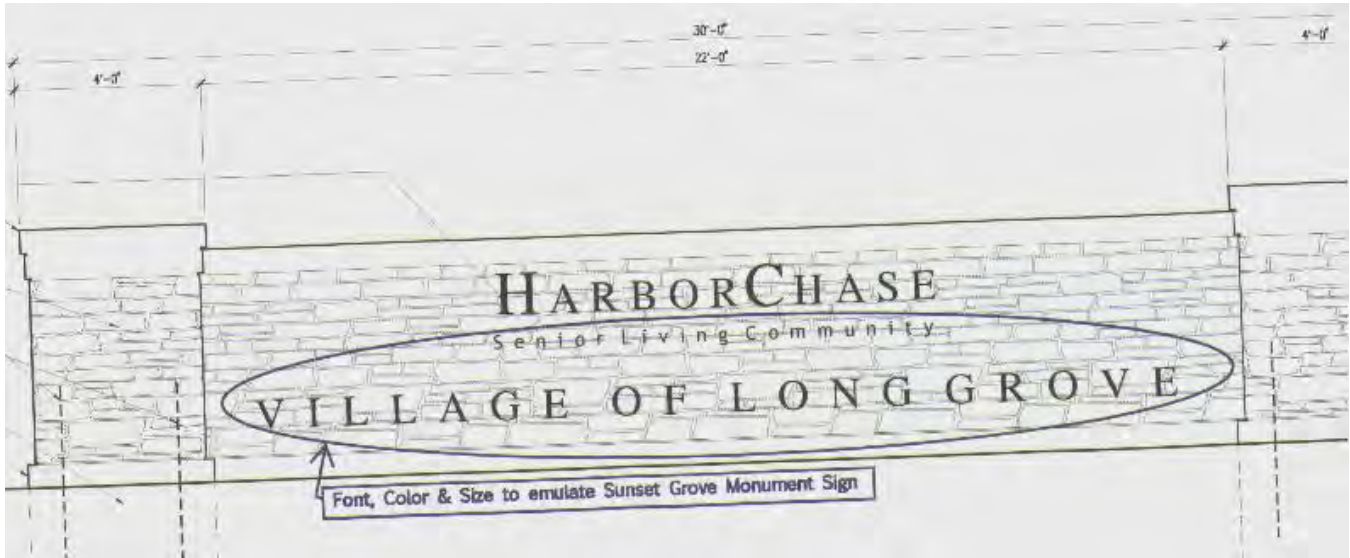


Figure 5: Permitting Paperwork from Original Harbor Chase Sign

ARCHITECTURAL COMMISSION DECISION

The AC should review the proposed project against the sign regulations found within Section 5-9-5 of the Code of Ordinances in addition to the notes provided by staff in the recommendations below. A copy of the sign standards is provided as an attachment to this report.

STAFF RECOMMENDATION

The AC should consider whether the materials used, and overall design of the proposed signs aligns with the character of Long Grove and the Long Grove Code of Ordinances. The AC should comment on the overall design as presented.

Recommendations for the AC from staff:

- The size, location, and area of the sign support structures are not changing and should be acceptable as shown.
- The sign area of the “gateway” sign is slightly larger than the present condition (~20sf versus 23sf). This may slightly diminish the visibility of the “Village of Mundelein” text below. The Sunset Grove monument sign is also larger than the Harbor Chase signage, however, it uses a thinner font and does not have a logo element. It should be noted that the rendering in the sign application does not appear to be to scale and does appear to be larger than the dimensions provided.
- The permitting paperwork for the existing sign calls for metallic lettering. The proposed sign application notes acrylic with vinyl wrap.

TW

FOR OFFICE USE ONLY:

AC Received:	
AC Reviewed:	
AC Approved:	
Village Bd. Approved:	



SIGNPERMIT

Village

of

Date Received:		
CIEL OF LONG GROVE - AC23-008		
Permit No.:		
Date Issued:		
Township:		
Sec:	T:	R:
PIN No.:		
Zoning:		

ARCHITECTURAL COMMISSIONS SIGNPERMIT APPLICATION

FOR OFFICE USE ONLY:

BUSINESS NAME: Ciel of Long Grove		BUS. PHONE #: 847-916-8795
BUSINESS ADDRESS: 1190 Old McHenry Road Long Grove, IL 60047		
BUSINESS OWNER'S NAME: PAL Long Grove LLC		E-MAIL: Jordana.jobanputra@cielseniorliving.com
TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	Monument Signage (2) plus brick structure lettering	

The Architectural Commission regularly meets every third (3rd) Monday of the month at 7:00pm in the Village Hall or as otherwise posted. The applicant (or representative) must be present. Please prepare and submit seven (7) sets of all of the following information ten (10) days prior to the meeting:

1. THIS FULLY COMPLETED APPLICATION SIGNED BY BOTH THE PETITIONER AND THE PROPERTY OWNER
2. REGARDING THE POSITION OR LOCATION OF PROPOSED SIGN ON THE BUILDING OR PROPERTY:
 - (a) PROVIDE SITE PLAN
 - (b) PROVIDE PHOTOGRAPH OF THE LOCATION ON THE PROPERTY OR BUILDING WHERE THE SIGN WOULD BE INSTALLED
 - (c) SQUARE FOOTAGE OF COMMERCIAL SPACE FOR WHICH SIGN IS BEING INSTALLED:

sq. ft.

3. PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - (a) DIMENSIONS
 - (b) SAMPLE OF COLORS ON SIGN
 - (c) LETTER STYLE TO BE USED
 - (d) SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN
 - (e) **FOR REQUESTS IN THE B-1 HISTORIC DISTRICT SEE SUGGESTED DESIGN GUIDELINES FOR SIGNAGE**

Should the sign be completed prior to the Architectural Commission's approval (this is not encouraged), the sign itself, or a photograph of the sign, shall be presented at the Architectural Commission meeting.

SIGN CONTRACTOR:

ADDRESS: 4351 Caterpillar Rd. Redding, CA 96003 E-MAIL: jnoalan@reddingsigns.com
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NAME: Signarama	PHONE #: 530-945-0806
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The property owner's signature is required below before any sign application may be processed. The property owner's signature is confirmation that he/she has read and understands the regulations governing the erection of signs of the Village of Long Grove and further approves the erection of the above-described sign on his/her property.

PROPERTY OWNER(S)' SIGNATURE(S)

Alexis Martini

President and Chief Operating Officer

PROPERTY OWNER(S)' PRINTED NAME(S)

Alexis Martini

President and Chief Operating Officer

BUSINESS OWNER(S)' SIGNATURE(S)

(See the reverse side for maximum sign dimensions and fee schedule.)

Village Files; AC; Application 3110 RFD ● LONG GROVE, ILLINOIS 60047-9635 Current 10/13 (847) 634-9440 ● FAX

(847) 634-9408

**SIGN PERMIT
ARCHITECTURAL COMMISSION APPLICATION
MAXIMUM SIGN SIZES AND FEES**

The following dimension regulations and fee information are provided as a guideline and are excerpted from the Village Zoning Code, 5-9-5, "Sign Regulations." It is recommended that applicants read the entire section, available online at www.longgrove.net, to better understand the basis for sign permit approval.

RETAIL BUSINESSES:

MAXIMUM SIGN AREA (SQ. FT.) PERMITTED IN BUSINESS DISTRICTS			
TOTAL FLOOR AREA OF BUSINESS	B1*	B2	
		NO INDIVIDUAL ARTERIAL ACCESS	INDIVIDUAL ARTERIAL ACCESS
1 – 500 sq. ft.	12	12	75
501 – 1,000 sq. ft.	12	12	75
1,001 – 3,000 sq. ft.	20	20	100
3,001 – 5,000 sq. ft.	30	30	125

5,001 or greater	30	30 ¹	125 ²
¹ For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 50 sq. ft.			
² For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 145 sq. ft.			

FEE: Fees are calculated based on square footage of the sign and are as follows:

B – 1 DISTRICT*		B – 2 DISTRICT	
10 sq. ft. or less	\$50.00	75 sq. ft. or less	\$100.00
10.1 – 12 sq. ft.	\$60.00	75.1 sq. ft – 100 sq. ft.	\$125.00
12.1 – 20 sq. ft.	\$70.00	100.1 sq. ft. – 125 sq. ft.	\$150.00
20.1 – 30 sq. ft.	\$80.00	125.1 sq. ft. or greater	\$200.00
30.1 sq. ft. or greater	\$100.00		

SUBDIVISION IDENTIFICATION SIGNS:

Not more than one (2) signs per entrance to subdivision; total signage not to exceed 40 sq. ft.
 FEE: \$50.00 per sign

SUBDIVISION DEVELOPMENT SIGN:

FEE: \$100.00 per sign

OFFICE & OFFICE RESEARCH DISTRICT:

Maximum two (2) signs, not to exceed 100 sq. ft. total combined dimension; 50 sq. ft. maximum per sign. Number of signs must be approved by Architectural Commission. FEE: \$200.00 per sign

***SEE DESIGN GUIDELINES FOR THE B-1 HISTORIC DISTRICT (ATTACHED)**

FOR OFFICE USE ONLY

Amount Paid:

TYPE OF SIGN(S)

Date Paid: Permit #:

Village Official: Date of Issuance:

Customer Name
 Ciel Senior Living | Villiage of Long Grove

Install Address (if applicable)
 XXXX

Designer Project Manager
 Brian Josh

Invoice Project Description
 XXXX Monument Update

Revision Proof Date
 1st Design 10/16/2023

Three revisions are included in your order. After three revisions additional design fees may be applied.

1st Revision XX/XX/2023

2nd Revision XX/XX/2023

3rd Revision XX/XX/2023

Number of Revisions After 3 XX

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..... Please Revise
 Approved

Approval Signature:
 X

Written Approval, Signature or Approval through our online system is required prior to Production.

! THIS PROOF IN A DESIGN REPRESENTATION OF THE PRODUCT. FINAL SIZE AND PLACEMENT MAY VARY.

\$ PRICING IS SUBJECT TO CHANGE IF NOT APPROVED WITHIN 90 DAYS OF RECEIVING FIRST PROOF.

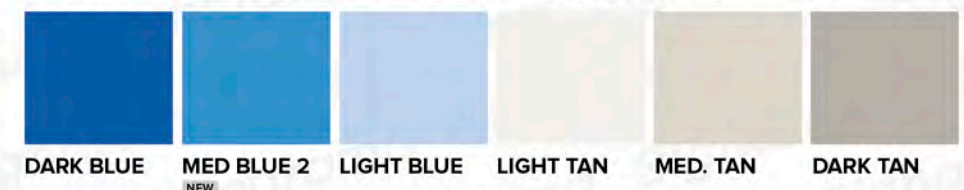


1 QTY | **142.8"** WIDTH | **23.5"** HEIGHT

DESCRIPTION: Stone Wall Sign
VINYL TYPE: Premium Wrap Vinyl
SUBSTRATE: .5" Acrylic

Option A: Wall

PROPOSED ADDITION BRAND COLORS OPT B



Option A: Monument

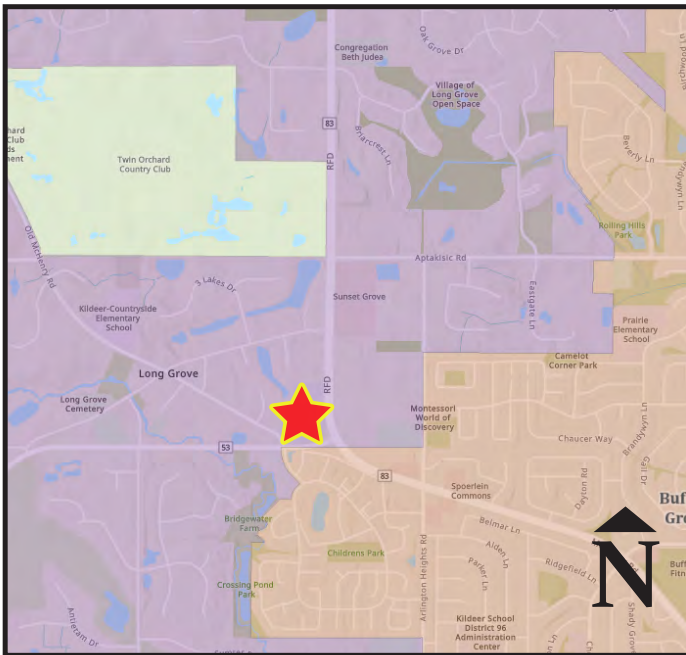
STROKE ON "SENIOR LIVING"

2 QTY | **72"** WIDTH | **48"** HEIGHT

DESCRIPTION: Monument Sign
VINYL TYPE: Premium Wrap Vinyl
SUBSTRATE: 6mm ACM & .5" Acrylic

Location Map: 1190 Old McHenry Road - Ciel of Long Grove

CIEL OF LONG GROVE - AC23-008



Legend

 Subject Property



5-9-5 - Signs

- (A) *Scope of Regulations* - The regulations of this Section shall govern and control the location, erection, relocation, reconstruction, extension, enlargement, conversion, replacement, alteration, operation, maintenance, and removal of all signs within the Village visible from any street, sidewalk, or public or private common open space, excluding only signs owned or maintained by the Village. Any sign not expressly permitted by these regulations shall be prohibited. The regulations of this Section relate to the location of signs within zoning districts and shall be in addition to the provisions of the building code applicable to the construction and maintenance of signs.
- (B) *Statement of Purpose* - The regulation of signs by this Section is intended to promote and protect the public health, safety, and welfare. The purpose of this Section is to:
1. Regulate signs in such a manner that supports and complements land use objectives that are set forth in the zoning code, Village code, and Comprehensive Plan.
 2. Ensure that all signs are compatible with regards to size, location, color, construction, materials, and the manner of display.
 3. Ensure that signs do not confuse, obstruct traffic vision, nor endanger public health, safety, morals, or general welfare.
 4. Ensure that signs within the Village are displayed in a manner that preserves the special qualities inherent in the Village that attract tourists and residents alike and that are the basis of the Village's economic stability and growth.
- (C) *Applicability* - No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, replaced, or altered except in conformance with the provisions of this Section and after issuance of a sign permit by the Village, if required, or compliance with subsection (F) of this Section permitting signs without the issuance of a permit.
- (D) *General Standards* - Except as otherwise expressly provided in subsection (F) of this Section, the following general standards apply to all signs. Any sign not in compliance with these standards shall be immediately corrected or shall be deemed to be in violation of this chapter.
1. *Illumination* - Signs shall only be permitted to be illuminated in accordance with the following regulations:
 - (a) No sign can be self-illuminated or internally illuminated; provided, however, that a business shall be permitted one internally illuminated "Open" window sign not to exceed one square foot in area, which sign shall be subject to the review and approval by the architectural commission.
 - (b) Neon illumination of signs is not permitted.

- (c) Any illumination of signs shall be constant in intensity and color and there shall be no flashing lights, rotating lights, running lights, or lights that create an illusion of movement.
 - (d) No sign shall be illuminated in such a manner so as to cause confusion with traffic signals or lights, or which might constitute a traffic hazard.
 - (e) Any light source that is used to illuminate a sign must be located, shielded, and directed as to not be visible from any point on any surrounding streets, public property, adjacent private property, or adjacent structures. All artificial illumination shall be so designed, located, shielded, and directed so that it illuminates the sign face area only and prevents the casting of glare.
2. *Sign Measurement* - Unless otherwise expressly provided to the contrary in these regulations, the term "sign area" shall include the gross surface area of each sign with a single continuous perimeter enclosing the extreme limits of the sign and in no case passing through or between any adjacent elements of the sign. Such a perimeter shall not include any structural or framing elements lying outside the limits of such sign and not forming an integral part of the display.
 3. *Traffic Safety* - No sign or sign structure shall be permitted or maintained at any location whereby reason of its position, size, shape, design, or color it may obstruct, impair, obscure, or interfere with the views of the vehicular driver, pedestrian, or cyclist. No sign will be permitted that could be confused with any traffic control signal or device. No sign will be permitted where it may interfere, confuse, or mislead traffic movement.
 4. *Maintenance* - The owner of a sign and the owner of the premises on which the sign is located shall be jointly and severally liable to maintain the sign or signs in a clean and sanitary condition, free from rubbish and weeds, and in overall good working order, including illumination sources, at all times.
 5. *Setbacks* - All signs must maintain a minimum five-foot setback from the street and cannot be located in the vision triangle.
 6. *Compliance with All Village Codes* - in addition to the requirements contained within this Section, all signs shall fully comply with all the other applicable Village code provisions, including, without limitation, the Village's building, and electrical codes.
- (E) *Historic Business District Signs* - Signs within the B1 historic business district must comply with the regulations of general applicability as set forth throughout this Section, except as specifically set forth in this subsection (E). Signs within this area should reflect the historic and eclectic character of the historic business district and be integrated with the landscaping and architecture to the greatest extent possible. The following regulations apply to signs within the B1 historic business district:
1. *Open Signs* - A business may display one illuminated open sign, provided that such illuminated "Open" sign: a) is no more than one square foot in area, b) includes lighted white letters on an unlit background, c) does not exceed an illumination level of 840

lumens, and d) otherwise complies with those provisions of subsection (D)1 of this Section that are not inconsistent with this subsection (E)1, except that the approval of the architectural commission shall not be required. A business may not display a lighted open sign at times when the business is not open to the public for normal business.

- 2. *Neon Illumination* - Neon illumination of signs is only permitted: a) if neon is used as part of an "Open" sign that meets the requirements of subsection (E)1 of this Section, or b) upon application and approval of a variation from the requirements of this code pursuant to subsection 5-11-15(E)1(c) of this title. for purposes of a request for a variation for neon sign illumination, a practical difficulty or particular hardship may be found to exist when the neon illumination of signs would be traditionally appropriate for the nature of the business and if such proposed sign is appropriate to the architectural style or era of construction of the business.
- 3. *Maintenance* - If signs are not properly maintained they must be removed or replaced. Proper maintenance includes a) repairing of any damage caused by weather or other impact, b) ensuring signs do not pose a hazard, or provide misleading information, to pedestrians or motorists, c) repairing cracks, fading, or general deterioration.
- 4. *Materials* - Signs should be constructed of high quality, long lasting and natural building materials, which may include painted wood, metal, or stone, but may not include particle board, plastic, or highly reflective metallic material unless expressly approved by the Architectural Commission.
- 5. *Awnings* - Businesses having awnings may include the business's name as copy along the lower edge or fringe of an awning, but any awning displaying such copy shall be considered a wall or canopy sign as allowed by subsection (E)7 of this Section and included in the maximum sign area calculation for that location.
- 6. *Flags* - Flags, in good condition and totaling not more than 15 square feet per zoning lot or per principal structure, may be displayed.
- 7. *Number* - The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs, singularly or in combination, shall not exceed the maximum permitted sign area.
- 8. *Total Size* - Except as otherwise authorized by variation pursuant to subsection 5-11-15(E)1(c) of this title, the cumulative total square footage for all signs shall not exceed the following:

Maximum Sign Area Permitted in the B1 Business Zoning District (In Square Feet)		
Total Area of Business in Square Feet	B1 Setback (building and all signs) less than 50' from nearest edge of pavement of main roadway unless	B1 Setback (building and all signs) at least 50' from nearest edge of pavement of main roadway

	otherwise approved by Architectural Commission	
1—1,000	12	16
1,001—3,000	20	26
3,001—5,000	30	38
5,001 or greater	30	38

Except as otherwise provided, square footage, for the purpose of this subsection (E), shall be calculated based on single sign face of any double-faced sign.

- 9. *Temporary Banner Signs* - The Village Planner may authorize temporary banner signs that conform with subsection (G)2(i) of this Section for a period not exceeding 60 days for signs that relate to the business, service, pursuit, or event conducted on or within the premises on which the sign is displayed.
 - 10. *Sandwich Board Signs* - The Village Planner may authorize one sandwich board sign, with cumulative total of all sign faces not exceeding twelve (12) square feet in addition to the total number and square footage of signs otherwise authorized, if requested as part of a business's annual business license application. The authorization to display a sandwich board sign must be renewed annually with the business license and include site plan identifying the general placement of the sign as well as a scaled drawing (or "proof") identifying the dimensions, materials and copy of the sign. Sandwich board signs may not obstruct pedestrian or vehicular ingress or egress and must be placed inside the structure when the business authorized to display such sign is closed to the public. Such signage shall be nonilluminated and may not adversely impact the health, safety, and welfare of the general public. Sandwich board signs may not be located on, or otherwise obstruct, pedestrian walkways, parking lots, and streets and be adjacent to the destination they are intended to serve but may not be displayed in the right-of-way. for purposes of this subsection (E), a "sandwich board sign" shall be a portable and temporary A-frame sign that is designed to be self-supporting by nature, which sign may have two sign faces and should be simple, unique, and constructed of high-quality materials that complement the landscaping and architecture of the B1 District.
 - 11. *Small Real Estate Signs* - Within the B-1 District, one temporary real estate sign shall be permitted per lot or per principal structure. Except as otherwise specifically provided herein, such signs must comply with the regulations for small real estate signs set forth in subsection (F)1 of this Section.
 - 12. *Setbacks* - Unless otherwise specified, setbacks shall be subject to the review and approval of the Architectural Commission.
- (F) *Signs that Do Not Require a Permit* - The following permanent and temporary signs may be erected and maintained in any district, unless otherwise provided, without obtaining a sign permit, subject to the following limitations:
- 1. *Small Real Estate Signs* - Except as otherwise provided in subsection (E)11 of this Section with respect to the B-1 District, two temporary real estate signs, which shall include

"Open House" signs, shall be permitted per lot or per principal structure. The maximum size for each real estate sign shall not exceed six square feet, and no such sign shall be illuminated nor be greater than seven feet in height as measured from grade where the sign (or any structure to which it is affixed) meets the ground to the upper most edge of the sign face. All such signs shall be removed within 48 hours of the closing or lease or sale of the lot.

2. *Residential Nameplates* - Two nameplate signs shall be permitted for each dwelling unit in a residential district only. The maximum size for each nameplate sign shall not exceed 144 square inches in area, and no such sign shall be illuminated.
3. *Window Signs* - Window signs shall be permitted when located on the interior side of a window. The aggregate area of all such window signs shall not exceed more than ten percent of the total area of the window. Illuminated window signs shall be permitted, subject to the provisions of this Section.
4. *Directional and Warning Signs* - Directional and warning signs that direct people to restrooms and to parking facilities and signs required by law (entrance, exits, and handicapped accessibility) shall be permitted. No such sign shall exceed two square feet in area. Directional and warning signs shall not be used for any commercial purposes and must be approved by the Village Planner prior to installation.
5. *Seasonal or Noncommercial Decorations / Signs* - Seasonal or noncommercial decoration/signs shall be permitted for a period not to exceed sixty (60) days. The maximum size for such decorations/signs shall not exceed ten square feet in area.
6. *Campaign Signs* - Two temporary campaign signs per candidate shall be permitted for each lot or per principal structure. The maximum size for each campaign sign shall not exceed six square feet, and no such sign shall be illuminated. No such campaign sign shall project beyond the lot line into the public right-of-way or onto private property that is not owned by the party installing or owning the sign.
7. *Political Message Signs* - Political message signs shall be permitted. The maximum size for each political message sign shall not exceed six square feet, and no such sign shall be illuminated. No such political message sign shall project beyond the lot line into the public right-of-way or onto private property that is not owned by the party installing or owning the sign.
8. *Street Signs* - Signs giving names of streets shall be erected at all street intersections. Such signs shall meet the minimum requirements as set forth in the "Manual of Uniform Traffic Control Devices for Streets and Highways", as prepared and published by the Department of Public Works and Buildings, State of Illinois, and the Long Grove street sign design standards. The developer shall also promptly install any and all regulatory traffic signs deemed necessary by the Village. The developer shall install temporary street signs during the period of construction as soon as the lot is accessible by vehicles and maintain such signs until permanent signs are installed.

9. *Conservancy/Scenic Corridor Signs* - Signs identifying conservancy and/or scenic corridor easements shall be posted on all lots that have been designated a Lowland Conservancy District, a woodland conservancy easement, or a scenic corridor easement. Such signs shall be installed prior to the issuance of a building permit and commencement of any construction on the lot. The signs shall be provided by the Village and installed as designated on the final plat of subdivision or by the Village Planner or his or her designee. The signs shall be located on four-inch by four-inch treated posts three feet in the ground and shall extend three feet above the ground. These signs shall indicate the Conservancy/Scenic Corridor Districts and establish that these areas are not to be disturbed.
10. *Public/Legal Notices* - Temporary signs that indicate either a public hearing or are a required legal notice may be installed on the lot; provided, however, that such signs shall not be located within the vision triangle nor constitute a public safety hazard.
11. *Temporary Signs* - Temporary use signs shall be permitted in accordance with Section 5-9-3 of this chapter.

(G) *Signs that Require a Permit*

1. *Permit Required* - Except as otherwise provided in subsection (F) of this Section, it shall be unlawful for any person to erect, construct, move, alter, or maintain any sign without first having made application for and obtained a sign permit from the Village in accordance with Section 5-11-20 of this title and having paid the applicable permit fee. The Building Commissioner (or his/her designee), in consultation with the Village Planner, shall be responsible for the administration and enforcement of sign permit applications.
2. *Signs Requiring a Permit* - The following permanent and temporary signs require a permit pursuant to this subsection:
 - (a) *Large Real Estate Signs* - One temporary real estate sign shall be permitted on a lot that contains at least five acres in area. The maximum size of a real estate sign shall not exceed 18 square feet in area, and no such sign shall be illuminated. All such signs shall be removed within 24 hours of the closing of the lease or sale of the lot or the reduction of the lot to less than the required five acre minimum. No such real estate sign shall be located closer than ten feet (10') from any lot line.
 - (b) *Construction Signs* - One temporary construction sign shall be permitted on a lot that contains at least five acres in area. The maximum size of a temporary construction sign shall not exceed 18 square feet in area, and no such sign shall be illuminated. No such construction sign shall be located closer than ten feet from any lot line. Construction signs shall be removed at the time a permanent sign is installed or a certificate of occupancy is issued, whichever occurs first.

- (c) *Subdivision Signs* - A sign identifying the location and name of a subdivision may be installed at the entrance of the subdivision, subject to compliance with the following standards:
- (1) *Number of Signs* - No more than two subdivision identification signs shall be permitted for each subdivision.
 - (2) *Size* - The cumulative total area of the subdivision identification signs permitted by subsection (G)2(c)(1) of this Section shall not exceed 40 square feet in dimension.
 - (3) *Lighting* - A subdivision identification sign may be illuminated, subject to compliance with the following standards:
 - A. *Type of Lighting* - A subdivision identification sign may utilize one of the following methods of illumination: sign mounted canopy light or ground mounted spotlight. Only white or clear incandescent illumination sources shall be permitted.
 - B. *Direction of Illumination* - The illumination source shall only be directed onto the face of the subdivision identification sign.
 - C. *Visibility of Illumination Source* - The illumination source or filament shall not be visible from adjacent lots.
 - D. *Maximum Illumination* - The maximum illumination for a subdivision identification sign shall not exceed two foot-candles within a distance of one foot from the surface of the subdivision identification sign and shall not emit any measurable illumination (i.e., 0 foot-candles) at the lot line most proximate to a subdivision identification sign.
 - E. *General Restrictions* - The illumination of the subdivision identification sign shall comply with the provisions of subsection (D)1 of this Section.
- (d) *Business District Signage* - Except as provided for the B1 historic business district in subsection (E) of this Section, the cumulative size of all signs permitted by this title shall be governed by the square footage of the associated business as follows:
- (1) Unless otherwise expressly provided to the contrary in these regulations, the limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs singularly or in combination, shall not exceed the maximum permitted sign area.

(1) Except as otherwise authorized by variation pursuant to subsection 5-11-15(E)1(c) of this title, the cumulative total square footage for all signs shall not exceed the following:

MAXIMUM SIGN AREA PERMITTED IN BUSINESS ZONING DISTRICTS., OTHER THAN B1 (In Square Feet)		
TOTAL AREA OF BUSINESS IN SQUARE FEET	B2	
	No Arterial Access	Arterial Access
1 – 1,000	12	20
1,000 – 3,000	20	30
3,001 – 5,000	30	40
5,001 or greater	30 ¹	50 ²
NOTES: 1. for each additional 2,000 square feet greater than 5,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 50 square feet. 2. 2. for each additional 2,000 square feet greater than 5,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 70 square feet.		

- (e) *Nameplate Signs* - These signs are only permitted in business districts. Nameplates shall not exceed 144 square inches per sign area and shall be limited to one for each business establishment.
- (f) *Development Identification Signs* - These signs are permitted for developments within the B2 district provided that the development has two or more businesses and uses and is located on a lot of a minimum of five acres in size. The sign shall be located at the entrance of a street, can only be a ground sign, and shall be no greater than 15 feet in height. The maximum overall square footage of such a sign is 50 square feet in size. Only one such sign is permitted

per roadway easement or street/right-of-way frontage. A maximum of six tenant signs can be included on the development identification sign.

- (g) *Gas Station Signage* - One wall sign is permitted in association with a gas station use, which shall not exceed 18 square feet in size. One ground sign is permitted in association with a gas station use that shall not exceed 40 square feet in size. Customary identification signs that are integral to the gas station use shall be permitted not to exceed six square feet and can be approved by the Village planner, or his/her designee.
 - (h) *Office Signage* - One ground sign is permitted for developments within the office zoning districts. The maximum overall square footage of such a sign is 50 square feet in size. The maximum height of such a sign is 15 feet.
 - (i) *Temporary Banner Signage* - One temporary banner is permitted per lot up to a maximum of 18 square feet in size and can be approved by the Village planner, or his/her designee. The minimum required setback from the street shall be ten feet.
 - (j) *B&B Signage* - Only the following signs shall be permitted:
 - (1) One identification sign not exceeding six square feet, which shall be located at the entrance to the lot, or such other location as approved by the architectural commission.
 - (2) One sign not exceeding one square foot to mark each designated parking space.
 - (k) *Churches, Public Buildings and County Clubs* - Signs to be located on churches or public buildings located within a residential zoning district and not addressed as part of any Special Use Permit or PUD, shall conform to the maximum sign area requirements of the B1 historic district. Signs located on county clubs and not addressed as part of any Special Use Permit or PUD, shall be limited to a maximum of two freestanding not to exceed a cumulative total of 40 square feet of sign area.
3. *PUDs, HR, and HR-1 Signs* - Signage associated with a Planned Unit Development or in the HR or HR-1 district shall be authorized in the manner set forth in the Special Use Permit granting the Planned Unit Development approval. Minor modifications to signage within a Planned Unit Development or in the HR or HR-1 district (such as change of copy) may be considered as "minor PUD amendments" as outlined in subsection 5-11-18(1)2 of this title and subject to applicable review procedures and sign permit fees.
 4. *Architectural Commission Review Required* - Except for signs that do not require a permit or signs that can be approved by the Village planner or building commissioner, all signs shall be subject to the review and approval of the architectural commission prior to the issuance of a sign permit in accordance with Section 5-10-20 of this title.

(H) *Prohibited Signs* - The following signs and types of signs shall be prohibited:

1. *Flashing or Moving Signs* - Any sign that is wholly or partially illuminated by flashing lights or intermittent lights, any raceway sign, or any sign that moves or creates the illusion of moving shall be prohibited.
2. *Portable Signs* - Any portable sign shall be prohibited. Examples of such signs are signs that have trailer hitches, signs on wheels, signs that can be transported to and from various locations and portable signs with internally illuminated boards.
3. *Off Site Advertising Signs* - Any sign that directs attention to a business, service or commodity that is offered, conducted, or sold at another location than the location of the sign shall be prohibited, including any signs advertising a business no longer operating or holding a property interest in the premises on which the sign is displayed.
4. *Painted Wall Signs* - Any wall sign that is applied with paint or a similar substance on the face of a wall, building or structure shall be prohibited.
5. *Signs on Trees or Utility Poles* - Any sign that is attached to a tree or utility pole whether on public or private property shall be prohibited.
6. *Bench or Seating Signage* - Any bench or seating used for any form of advertising shall be prohibited.
7. *Vehicle Signs* - Any commercial vehicle used for the sole purpose of advertising a business by parking the vehicle anywhere in the Village shall be prohibited.
8. *Roof Signs* - Any roof sign shall be prohibited.
9. *Signage on Village Property or Right-of-Way* - Any sign on Village property or public right-of-way without the Village's or respective public body's consent shall be prohibited.

(I) *Violations*. Owners and occupants of property in violation of this Section shall be subject to enforcement proceedings and fines as identified in chapter 11 of this title.

(Ord. No. 2012-O-04, 2-14-2012; Ord. No. 2016-O-23, 11-22-2016)

5-9-6 - Personal wireless services antennas regulations

(A) *Purpose* - The purpose of this Section is to provide specific regulations and standards for the placement and siting of wireless telecommunications antennas and related facilities to provide wireless telecommunications services in the Village. The goal of this Section is to provide regulations that will facilitate the location of various types of wireless communication facilities in permitted locations so that they are consistent with the countryside and estate character of the Village. The sizable areas of open space, the extensive natural landscaping, and the relatively low scale of structures in the Village all contribute to this unique and distinctive setting. Minimizing the adverse visual impact of wireless facilities within the Village, and

especially within the residential core of the Village, is one of the primary objectives of this Section. This Section is intended to allow wireless telecommunication facilities that are sufficient to allow adequate service to citizens, the traveling public, and others within the Village, while maintaining the unique character of the Village as described in the Village Comprehensive Plan.

- (B) *General Standards and Regulations* - The general standards set forth in this Section shall apply to the location of all personal wireless services antennas in the Village, whether allowed as a permitted use or as a special use in the individual zoning district regulations of this title.
1. *Separation From Residential Districts and Properties* - Personal wireless services antennas, support structures, and personal wireless services facilities shall not be located within 500 feet from the nearest outside wall of any single-family dwelling in existence prior to the commencement of construction of such personal wireless services antennas, support structures, or personal wireless services facilities, except that: a) the separation distance required by this Section may be reduced to not less than 475 feet pursuant to a Special Use Permit if the single-family dwelling and the land on which the antenna is located are under common ownership; and b) the separation requirement may be reduced or waived pursuant to a Special Use Permit for a personal wireless services antenna and facilities located fully within a building.
 2. *Height* - Unless otherwise authorized and approved as a special use, personal wireless services antennas, support structures, or personal wireless services facilities may extend to the following heights:
 - (a) *Towers and Monopoles* - Personal wireless services antenna support structures of a tower or monopole design may extend to a height of not more than one hundred and twenty-five (125) feet.
 - (b) *Omnidirectional or Whip Antennas* - Omnidirectional or whip antennas may extend not more than 12 feet above the highest point of the support structure on which it is mounted.
 - (c) *Directional or Panel Antennas* - Directional or panel antennas may not extend above the highest point of the support structure on which it is mounted.
 - (d) *Personal Wireless Services Facilities* - Personal wireless services facilities located in a separate structure shall be limited by the applicable height limitations for accessory structures in the zoning code. Personal wireless services facilities located in, or mounted on, an antenna support structure shall not exceed the height of such support structure.
 3. *Location* - Personal wireless services antennas shall be mounted on existing antenna support structures or other lawfully existing buildings, unless otherwise provided in this title. No more than one antenna support structure shall be permitted on any one zoning lot, except that a second antenna support structure may be permitted on a zoning lot if authorized and approved as a special use and provided that the second antenna support structure is located within 600 feet of both a state highway and a Village boundary as

measured at the time of commencement of the construction of the antenna support structure.

4. *Collocation* - Unless otherwise authorized by the Village for good cause shown, every newly constructed personal wireless services antenna support structure shall be designed, constructed, and installed to be of a sufficient size and capacity to allow the commercially feasible location of antennas for additional personal wireless service providers on such structure in the future.
5. *Design of Antennas Support Structure* - All newly constructed personal wireless services antennas support structure, other than an existing structure that is designed primarily for a purpose other than supporting a personal wireless services antenna, shall:
 - (a) Be constructed at the minimum height required to adequately serve the antennas placed thereon.
 - (b) Be of monopole rather than tower design, unless otherwise authorized by the Village for good cause shown.
 - (c) Not be illuminated or have any signs installed thereon (other than private warning signs) unless otherwise required by federal law or regulations or authorized by the Village Board.
 - (d) Be separated from any building on an adjoining lot by a distance that is not less than one hundred and ten (110) percent of the height of the antenna support structure and be designed to withstand a wind force of one hundred and twenty (120) miles per hour without the use of supporting guywires. for the purposes of this requirement, this distance shall be measured horizontally from the center of the base of the antenna support structure to the point where the ground meets a vertical wall of such building.
 - (e) Be adequately screened from view by the natural tree landscaping or otherwise designed in such a manner that the antenna support structure itself is minimally intrusive to the visual landscape.
6. *Color* - Every personal wireless services antenna and antenna support structure shall be of neutral colors that are harmonious with, and that blend with, the natural features, buildings and structures surrounding such antenna and antenna support structures; provided, however, that directional or panel antennas and omnidirectional or whip antennas mounted on the exterior of a building serving as an antenna support structure shall be of colors that match, and cause the antenna to blend with, the exterior of the building.
7. *Landscaping and Buffering* - in order to minimize the visibility of personal wireless services antennas, support structures, and personal wireless services facilities, a natural screen or fence shall be erected if not already provided, so as to provide the maximum achievable screening as determined by the Village. Appropriate landscaping shall be located and maintained between any personal wireless services antenna, support

structure, and personal wireless services facilities (other than a roof mounted personal wireless services antenna) and each lot line of the property on which it is located so as to provide the maximum reasonably achievable screening, as determined by the Village, of such personal wireless services antennas, support structures, and personal wireless services facilities from view from adjoining properties and public or private streets. Notwithstanding the foregoing, no such screening is required to extend more than ten feet in height. Alternatively, for a roof mounted personal wireless services antenna and antenna support structure, the maximum reasonably achievable screening shall be provided between such personal wireless services antenna and antenna support structure and the view from adjoining properties and public or private streets.

8. *Protection Against Climbing* - Every personal wireless services antenna and antenna support structure shall be protected against unauthorized climbing or other access by the public with fencing or by other means approved by the building superintendent.
9. *Equipment Enclosures* - All personal wireless services facilities shall, whenever possible, be located within a lawfully preexisting structure or completely below grade. Where the building superintendent determines that the location of personal wireless facilities within an existing structure or below grade cannot be achieved in a reasonably cost-effective manner, a new structure having not more than 150 square feet in gross floor area may be constructed to house such equipment, such structure shall be harmonious with, and blend with, the natural features, buildings, and structures surrounding such structure.
10. *Architectural Board Review Required* - Any location of a personal wireless services antenna, support structure, or personal wireless services facility shall be subject to architectural review, as provided by Section 5-11-19 of this title, to confirm that such antenna, support structure, or personal wireless services facility meets or exceeds the standards and requirements set forth in this Section, any other applicable provision of this title, and otherwise complies with the procedures and standards set out in Section 5-11-19 of this title. The application for approval of such antenna, support structure, or personal wireless services facility must be approved by the Architectural Board prior to issuance of any building permit therefor, and the failure of the Architectural Board to act on the application will be deemed a disapproval of the application.
11. *Licenses and Permits* - The operator of every personal wireless services antenna shall submit to the Village copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location, and operation of such antenna and shall maintain such licenses and permits and provide evidence of renewal or extension thereof when granted. In addition, no personal wireless services antenna may be installed, nor may any antenna support structure or personal wireless services facility be constructed or altered, without a building permit issued therefor by the Village.
12. *Abandonment and Removal* - When any antenna, antenna support structure, or personal wireless services facilities are not operated for the provision of personal wireless services for a continuous period of twelve (12) months or more, such antenna, antenna support structure, or personal wireless services facilities may be deemed to be

abandoned by the Village. The owner of such antenna, antenna support structure, or personal wireless services facilities shall remove such items within 90 days following the mailing of written notice that removal is required. Such notice shall be sent by certified or registered mail, return receipt requested, by the Village to such owner at the last known address of such owner. If two or more providers of personal wireless services use an antenna support structure or personal wireless services facility to provide personal wireless services, then the period of nonuse under this provision for any support structure or personal wireless services facilities shall be measured from the cessation of operation by all such providers of the support structure or personal wireless services facilities.

(C) *Special Standards* - The Village shall consider the following factors in determining whether to issue a Special Use Permit, although the Village may waive or reduce the burden on the applicant of one or more of these criteria if the Village concludes that the goals of this chapter are better served thereby:

1. Height of the proposed tower.
2. Proximity of the tower to residential structures and residential district boundaries.
3. Nature of uses on adjacent and nearby properties.
4. Surrounding topography.
5. Surrounding tree coverage and foliage.
6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness; and
7. Proposed ingress and egress; and
8. Availability of suitable existing towers and other structures. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Village that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:
 - (a) No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements.
 - (b) Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
 - (c) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
 - (d) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the

existing towers or structures would cause interference with the applicant's proposed antenna.

- (e) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.
- (f) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

(Ord. No. 2007-O-04, 4-24-2007; Ord. No. 2015-O-07, 5-12-2015)



ARCHITECTURAL COMMISSION STAFF REPORT

To: Jeanne Sylvester, Chair
Architectural Commission Members

From: Taylor Wegrzyn, Senior Planner

Subject: Deer Trail Subdivision, McNaughton Development

Requests: Architectural Package Concept

Public Meeting Date: November 20, 2023

Attachments:

1. Petitioner's Application
2. Location Map
3. Residential Design and Antimonotony Standards
4. Deer Trails Subdivision Plat (2017)

PETITIONER

McNaughton Development
11S220 Jackson Street, Suite #101
Burr Ridge, Illinois 60527

REQUEST

McNaughton Development is seeking the Commission's recommendations concerning a proposed architectural package for the Deer Trail subdivision. The property is zoned R3, single-family residential and was previously part of a Planned Unit Development which included 26 home sites.

HISTORY

The Deer Trail subdivision is a Planned Unit Development project which received Final PUD approvals by the Village of Long Grove in late 2018. At that time, no specific building plans were presented. Any homes to be built within the subdivision were to be reviewed individually by the Architectural Commission prior to permit approval. While the PUD was approved, the final plat of subdivision was not recorded by the owner and the approvals lapsed. For this reason, additional approvals by the Village Board will be required prior to development of the property.

PROPOSED PROJECT

McNaughton Development desires to move forward with the subdivision plat as previously proposed. The number of lots, the area of lots, and locations would all remain the same. The Development group has explained to staff that it is their intention to develop the subdivision in the same configuration as had been previously contemplated. No architectural package has previously been approved by the Architectural Commission. At the advice of staff,

the Developer is expected to provide an architectural package or palette for the Architectural Commission to review during the Commission's meeting on November 20th. The exhibits are expected to include examples of the different elevations and floor plans which the Developer seeks to offer clients for the homesites in the subdivision. It is anticipated that the palette will have several options for clients to choose from, however, these are not likely to satisfy the current standards of the antimonotony code. For this reason, the Developer seeks feedback from the Commission as to whether or not the proposed designs, which allow for future residents to select homes from a list of options, would be consistent with the architectural character of the Village.

INTERNAL REVIEW

Village staff have not yet received or reviewed plans for the architecture package. After the initial inquiry by McNaughton Development, staff determined that it would be most appropriate for the Architectural Commission to provide feedback concerning the proposed architecture of the subdivision.

ARCHITECTURAL COMMISSION DECISION

The AC should review the proposed project against the antimonotony standards of Section 5-3-11 in the Long Grove Code of Ordinances. A full copy of the antimonotony Standards are attached to this report. Listed below is a selection of some of the most critical and applicable components of the ordinance:

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. "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:
 - a. **Roof Heights.** Utilize dissimilar roof heights. One or a combination of the following shall be used to achieve the desired effect:
 - i. Vary the number of stories on adjoining lots.
 - ii. Vary the roof pitches on otherwise similar detached single-family dwellings.
 - iii. 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.
 - b. **Roof Orientation.** Vary roof orientation so that the gable ends are oriented in a different direction than an otherwise similar detached single-family dwelling.
 - c. **Placement on Lots.** Vary the location of the detached single-family dwellings in relation to the required front and side yard setbacks.
 - d. **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.
 - e. **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.
 - f. **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.

- 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 dwelling.
- 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 detached single-family dwelling to make it visually very different.

In accordance with Section 2-3-3 of the Code of Ordinances, the Architectural Commission may withhold its approval for any planned unit development which does not conform to these guidelines.

STAFF RECOMMENDATION

The AC should consider whether the materials used, and overall design of the proposed homes align with the character of Long Grove and the immediate vicinity. The AC should comment on the general design traits as presented and compare these with the Village's antimonotony code and other regulations. No specific action by the Commission is requested; however, it may make advisory statements and recommendations concerning this project for consideration by the developer, the Planning Commission, and the Village Board at a future date.

TW

Location Map: Deer Trail Subdivision

DEER TRAIL - AC 23-009



Legend

 Subject Property



RESIDENTIAL REGULATIONS (Section 5-3-11):

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

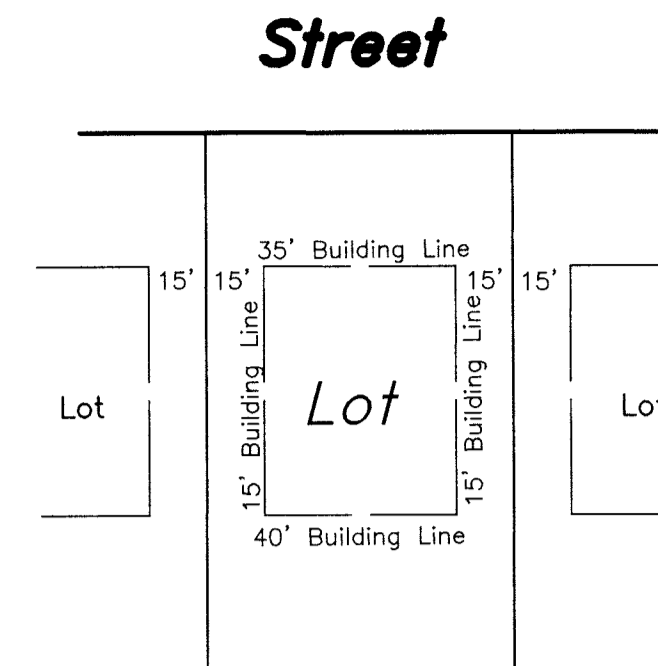
- (A) *Purpose.* The intent of this section is to ensure sufficient variety in detached single-family dwellings to prevent monotony, and to foster the quality and character of residential construction traditionally found in the Village. At the same time, these regulations are designed to provide freedom 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.

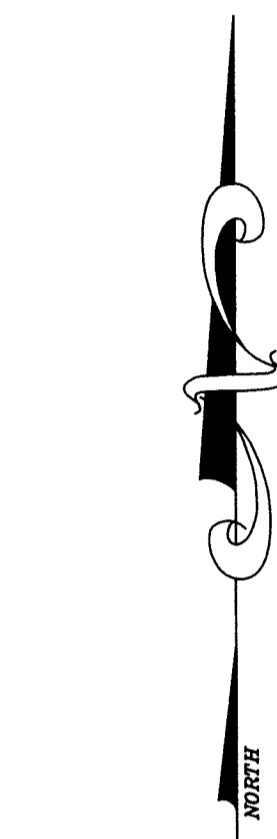
3. Any appeal under this subsection (E) shall be reviewed in light of the criteria in subsections (B) and (C) of this section and the purposes in subsection (A) of this section.
- (F) *Responsibility.* It is the responsibility of the owner to establish to the satisfaction of the Village that the application 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.

PRELIMINARY PLAT OF DEER TRAIL

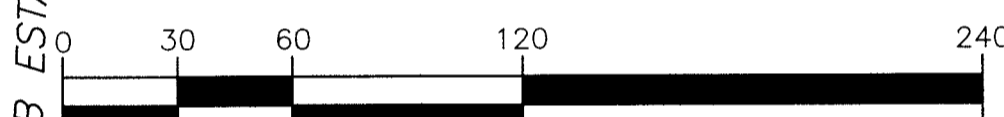
BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



TYPICAL LOT BUILDING SETBACK LINES (UNLESS OTHERWISE NOTED)
FRONT YARD - 35 FEET
REAR YARD - 40 FEET
SIDE YARD - 15 FEET



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.
File No. 45-16
F4516 PRELIM.DWG

EASEMENT PROVISIONS

A NON EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, SEWER, WATER, GAS AND DRAINAGE SERVICE IS HEREBY RESERVED TO THE VILLAGE OF LONG GROVE, OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE LAND SUBDIVIDED HEREON, AND THOSE PUBLIC UTILITY AND CATV COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF LONG GROVE OR PURSUANT TO SOME OTHER LAWFUL AUTHORITY, INCLUDING BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, AMERITECH, NORTHERN ILLINOIS GAS COMPANY, AND JONES INTERCABLE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, REPLACE AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS, AND DRAINAGE IN, UNDER, ACROSS, AND UPON THE SURFACE OF THE PROPERTY MARKED "UTILITY EASEMENT" ON THIS PLAT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY MARKED "UTILITY EASEMENT" ON THIS PLAT, WITHOUT THE PRIOR WRITTEN CONSENT OR GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVISION PROPERTY SHALL NOT BE ALTERED IN A MANNER AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

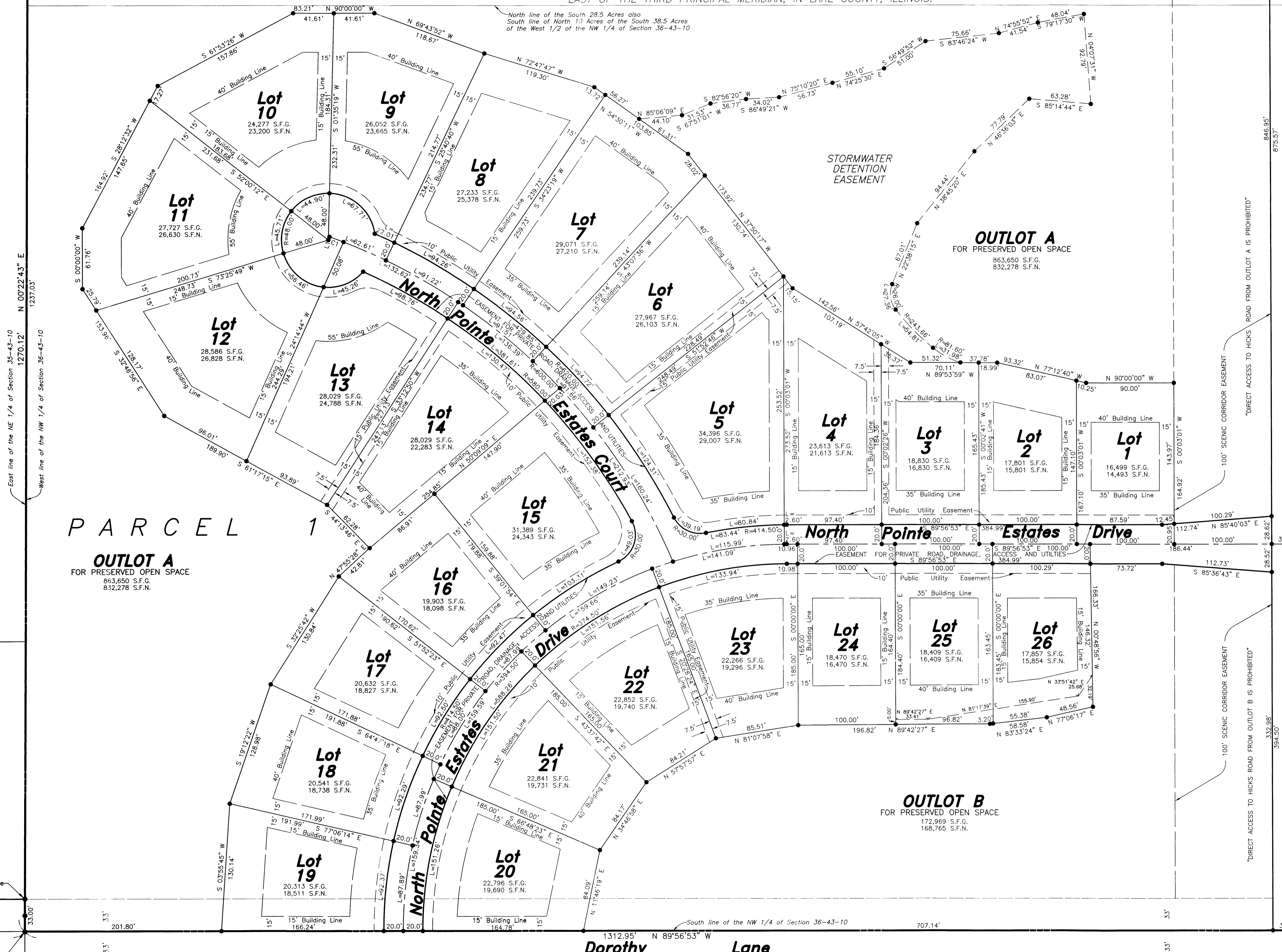
NO.	DATE	DESCRIPTION	BY
3	11-17-17	REVISED LOT LINES	
2	07-11-17	REVISED LOT LINES	
1	03-06-17	ORIGINAL ISSUE	

FIELDWORK COMPLETED:
CLIENT NAME: R.M. Swanson Architects
ADDRESS: 1930 Amberley Court
Lake Forest, IL 60045

NOTES:
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Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

LONG GROVE COUNTRY
COACH ROAD
LONG GROVE COUNTRY CLUB ESTATES UNIT NO. 2
Hicks Road
ACRES SUBDIVISION
HICKS SUBDIVISION



PARCEL 1

OUTLOT A FOR PRESERVED OPEN SPACE
863,650 S.F.G.
832,278 S.F.N.

OUTLOT B FOR PRESERVED OPEN SPACE
172,969 S.F.G.
168,765 S.F.N.

Lot 1

Found 3/4" Iron Pipe

Found 3/4" Iron Pipe

East line of the NE 1/4 of Section 35-43-10
1270.12' N 00°22'43" E
1237.03'

West line of the NW 1/4 of Section 36-43-10

East line of the NW 1/4 of Section 36-43-10
1270.07' S 00°03'01" W

North line of the South 28.5 Acres also
South line of North 10 Acres of the South 38.5 Acres
of the West 1/2 of the NW 1/4 of Section 36-43-10

Dorothy Lane

PRELIMINARY PLAT OF DEER TRAIL BEING A SUBDIVISION OF

PARCEL 1: THE SOUTH 28 1/2 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 10 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 49.5 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

OWNERS CERTIFICATE STATE OF ILLINOIS) COUNTY OF LAKE) S.S.

THIS IS TO CERTIFY THAT... IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS OWNER, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE PLAT...

Table with columns: LOT, SCHOOL DISTRICT, ELEMENTARY, HIGH SCHOOL, JUNIOR COLLEGE, ALL, 96, 125, CLC

DATED THIS ___ DAY OF ___ A.D. 20__

OWNER: _____

ADDRESS: _____

NOTARY PUBLIC STATE OF ILLINOIS) COUNTY OF LAKE) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY, KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THIS PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH...

NOTARY PUBLIC: _____

SURVEYOR'S DESIGNATION OF RECORDING

I, BRYAN J. LEE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616, DO HEREBY GRANT PERMISSION TO _____ RECORD THIS PLAT AND PROVIDE THIS SURVEYOR A RECORDED COPY OF SAME.

DATED AT GRAYSLAKE, ILLINOIS, THIS ___ DAY OF ___ A.D. 20__

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 35-3616

IN ACCORDANCE WITH PUBLIC ACT 86-1238, THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY: _____

ADDRESS: _____

CITY, STATE: _____

SURVEYOR CERTIFICATE

STATE OF ILLINOIS) COUNTY OF ILLINOIS) S.S.

I, BRYAN J. LEE, A ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND STAKED THE PREMISES DESCRIBED IN THE ABOVE CAPTION AND THAT I HAVE MONUMENTED THE CORNERS OF THE SEVERAL LOTS SHOWN HEREON AND ALL POINTS OF CURVATURE AND POINTS OF TANGENCY WITH IRON RODS. I DO FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SURVEY AND STAKING, DRAWN TO A SCALE OF ONE INCH PER 50 FEET, AND THAT ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED AT GRAYSLAKE, ILLINOIS, THIS ___ DAY OF ___ A.D. 20__

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3616 MY LICENSE EXPIRES 11-30-18 PROFESSIONAL DESIGN FIRM NO. 184-002732

I FURTHER CERTIFY THAT THE PROPERTY HEREON SHOWN AND DESCRIBED IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LONG GROVE.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS) COUNTY OF LAKE) S.S.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ___ DAY OF ___ A.D. 20__

ENGINEER: _____

OWNER OR AGENT: _____

COUNTY CLERK STATE OF ILLINOIS) COUNTY OF LAKE) S.S.

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WAUKEGAN, ILLINOIS, THIS ___ DAY OF ___ A.D. 20__

COUNTY CLERK: _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS) COUNTY OF LAKE) S.S.

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF LONG GROVE, LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE ENGINEERING REQUIREMENTS, AS SET FORTH IN THE SUBDIVISION REGULATIONS OF LONG GROVE, ILLINOIS.

DATED THIS ___ DAY OF ___ A.D. 20__

VILLAGE ENGINEER LONG GROVE

VILLAGE OF LONG GROVE CERTIFICATE

STATE OF ILLINOIS) COUNTY OF LAKE) S.S.

APPROVED THIS ___ DAY OF ___ A.D. 20__

PLAT OFFICER: _____

VILLAGE CLERK: _____

VILLAGE PRESIDENT: _____

HEALTH OFFICER OF LAKE COUNTY CERTIFICATE

STATE OF ILLINOIS) COUNTY OF LAKE) S.S.

I, _____, VILLAGE CLERK FOR THE VILLAGE OF LONG GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ACCOMPANYING PLAT.

DATED THIS ___ DAY OF ___ A.D. 20__

VILLAGE CLERK, VILLAGE OF LONG GROVE

STATE OF ILLINOIS)) SS: COUNTY OF LAKE)

STORMWATER/DRAINAGE RESTRICTIVE COVENANT BY PLAT

_____, fee owner of the following described real property located in the _____, County of Lake, State of Illinois, such property being the real property now duly platted as _____, as such plat is now recorded as Document No. _____, in the office of the Recorder of Deeds of the County of Lake, State of Illinois, makes the following declarations as to limitations, restrictions and uses to which those areas designated as stormwater & drainage ways or floodplain wetland & buffer areas in said parcel/subdivision may be put, and specifies that such declarations shall constitute covenants to run with all the land, as provided by law, and shall be binding on all parties and their successors, and all persons claiming under them, and for the benefit of and limitations on all future owners in such parcel/subdivision and the surrounding and downstream and upstream areas, this declaration being in compliance with applicable stormwater and drainage rules, regulations, and ordinances, and suitable for such stormwater retention and drainage pathways and facilities, as specified herein:

- 1. Use Restriction. A restrictive covenant running with the land for the installation and maintenance of stormwater and drainage floodplain wetlands & buffer areas are reserved as shown on the recorded plat. Within these restricted areas, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation or performance of stormwater and drainage floodplain wetland & buffer areas, or which may change the direction of flow of stormwater or drainage channels in the restricted areas, or which may obstruct or retard the flow of water through stormwater and drainage channels in the restricted area. The restricted area of each lot shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or a homeowners association has formally accepted responsibility.
2. Term. This covenant is to run with the land and shall be binding on all parties and their successors and all persons claiming under them, and all public agencies, for a perpetual period from the date these covenants are recorded.
3. Enforcement. Enforcement shall be by proceedings at law or in equity against any person violating or threatening to violate any covenant either to restrain violation or to recover damages. Enforcement may be undertaken by any grantor or grantee in the chain of title, any property owner in the subdivision, any property owner lying downstream or upstream adversely affected by any violation or threat to violate this covenant, or the host municipality or stormwater management commission.
4. Reference. This restrictive covenant shall be referenced on all deeds or other instruments of conveyance for all lots or parcels in said _____ subdivision.

In Witness Whereof _____, the fee owner, has caused these presents to be signed and acknowledged, this ___ day of _____, 20__

Lot 10 WYNNCREST OF LONG GROVE

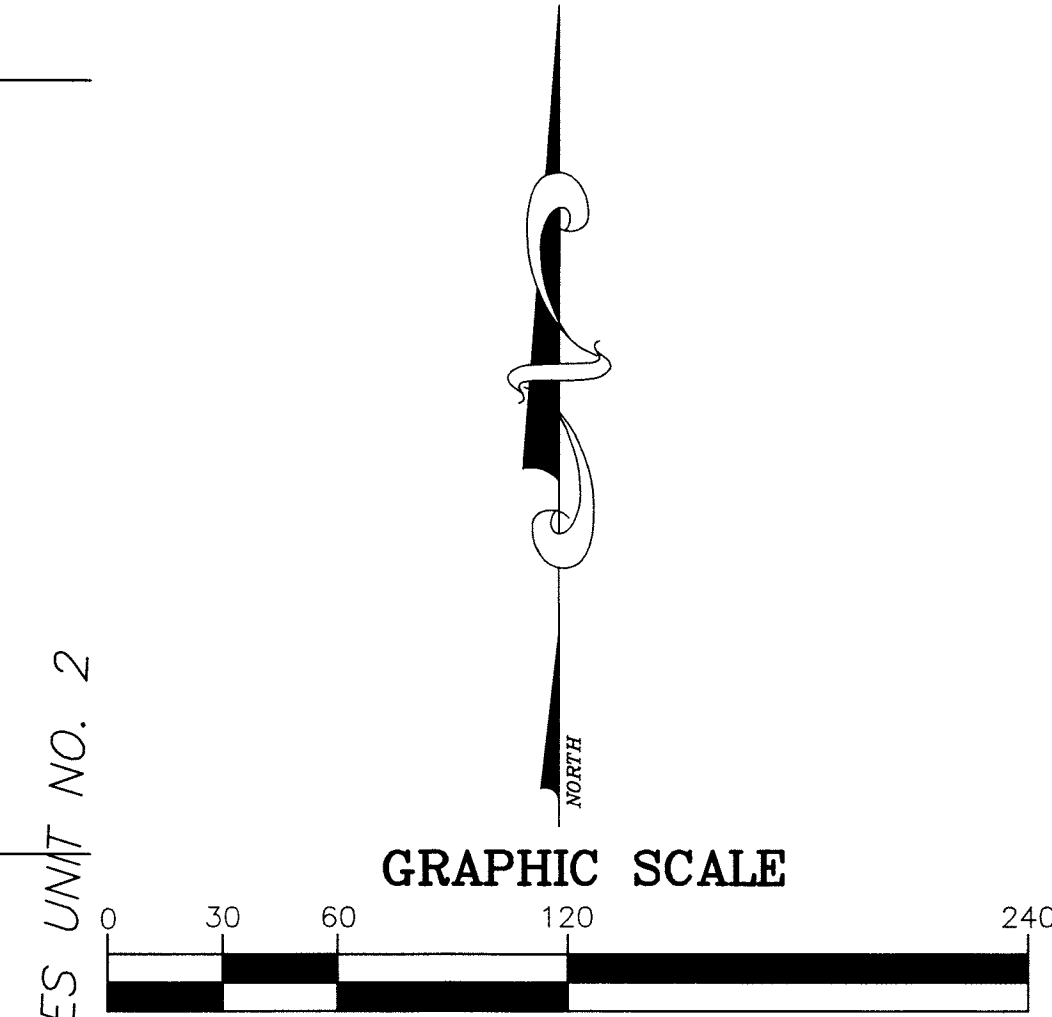
Lot 11

Lot 12

Found 1/2" Iron Rod

PARCEL 2 (THE NORTH 10 ACRES (EXCEPT THE NORTH 49.5' THEREOF))

OUTLOT A FOR PRESERVED OPEN SPACE 863,650 S.F.G. 832,278 S.F.N.



LONG GROVE COUNTRY CLUB ESTATES UNIT NO. 2

FIELDWORK COMPLETED: _____ CLIENT NAME: R.M. Swanson Architects ADDRESS: 1930 Amberley Court Lake Forest, IL 60045

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