



ARCHITECTURAL COMMISSION STAFF REPORT

To: Jeanne Sylvester, Chair
Architectural Commission Members

From: Tim Verbeke, Senior Planner

Subject: Deer Trail Subdivision, McNaughton Development

Requests: Architectural Package Concept

Public Meeting Date: March 18, 2024

Attachments:

1. Petitioner's Application
2. Location Map
3. Residential Design and Antimonotony Standards

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.

PREVIOUS REVIEW

On the advice of staff, the Developer provided an architectural package to the Architectural Commission during the Commission's meeting on November 20th. The Commission generally found these designs to be very appealing. Discussion between the Commissioners centered around the antimonotony standards and if the proposed development provided enough variation to satisfy the requirement. The Commission ultimately ended up asking

the petitioner to make alterations to the plans and return to the Architectural Commission for an additional review.

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. The exhibits are expected to include examples of the different elevations and floor plans which the Developer can construct on any homesites in the subdivision. The Developer will create visual interest on the property by providing the client with several design to options choose from, varying the setbacks, modifying the street patterns which will provide for an interesting streetscape, and protecting the existing wetlands onsite. For this reason, the Developer seeks additional feedback from the Commission as to whether the proposed designs would be acceptable, and if the development would be consistent with the architectural character of the Village of Long Grove.

INTERNAL REVIEW

After the previous review and comments from the Architectural Commission, staff determined that it would be most appropriate for the Architectural Commission to provide additional feedback concerning the revised 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.

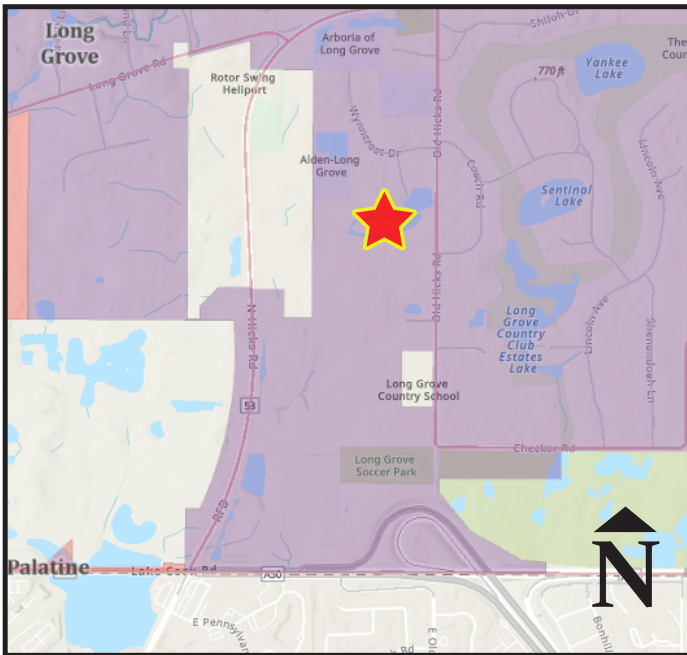
In accordance with Section 2-3-3 of the Code of Ordinances, the Architectural Commission may withhold its approval for any planned unit development which does not conform to these guidelines.

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 modifications made since the previous submittal, on the general design traits as presented, and compare these with the Village's antimonotony code and other regulations. The Commission 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.

TV

Location Map: Deer Trail Subdivision



Legend

 Subject Property





STRUCTURE/FIXTURE ARCHITECTURAL COMMISSION APPLICATION

DATE: 2/26/2024

APPLICANT'S NAME: JOHN BERRY

E-MAIL JOHN.B@MCNAUGHTON DEVELOPMENT.COM

ADDRESS: 115220 JACKSON STREET, BARRIDGE IL PHONE: 630-325-3400

NAME OF BUSINESS: MCNAUGHTON DEVELOPMENT

BUSINESS ADDRESS: SAME AS ABOVE PHONE: 630-325-3400

TYPE OF STRUCTURE/FIXTURE: SINGLE FAMILY RESIDENTIAL

- 1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY: A. PROVIDE SITE PLAN. B. PROVIDE PHOTOGRAPH OF SITE. C. SQUARE FOOTAGE OF STRUCTURE 2,400 - 4,000 SF 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: MCNAUGHTON DEVELOPMENT PHONE: 630-325-3400

E-MAIL

JOHN.B@MCNAUGHTONDEVELOPMENT.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) [Signature]

PAUL R. MCNAUGHTON

PROPERTY OWNER(S)

JEFF BROWN

APPLICATION APPROVAL: DATE:

Long Grove Architectural Commission

Site Narrative & Request for Twenty-Six New Single-Family Residence Deer Trail Long Grove, Illinois 60047

McNaughton Development LLC & Fergon Architects LLC are requesting approval for proposed single family home designs for the previously approved parcel of twenty-six home sites at Deer Trail Subdivision.

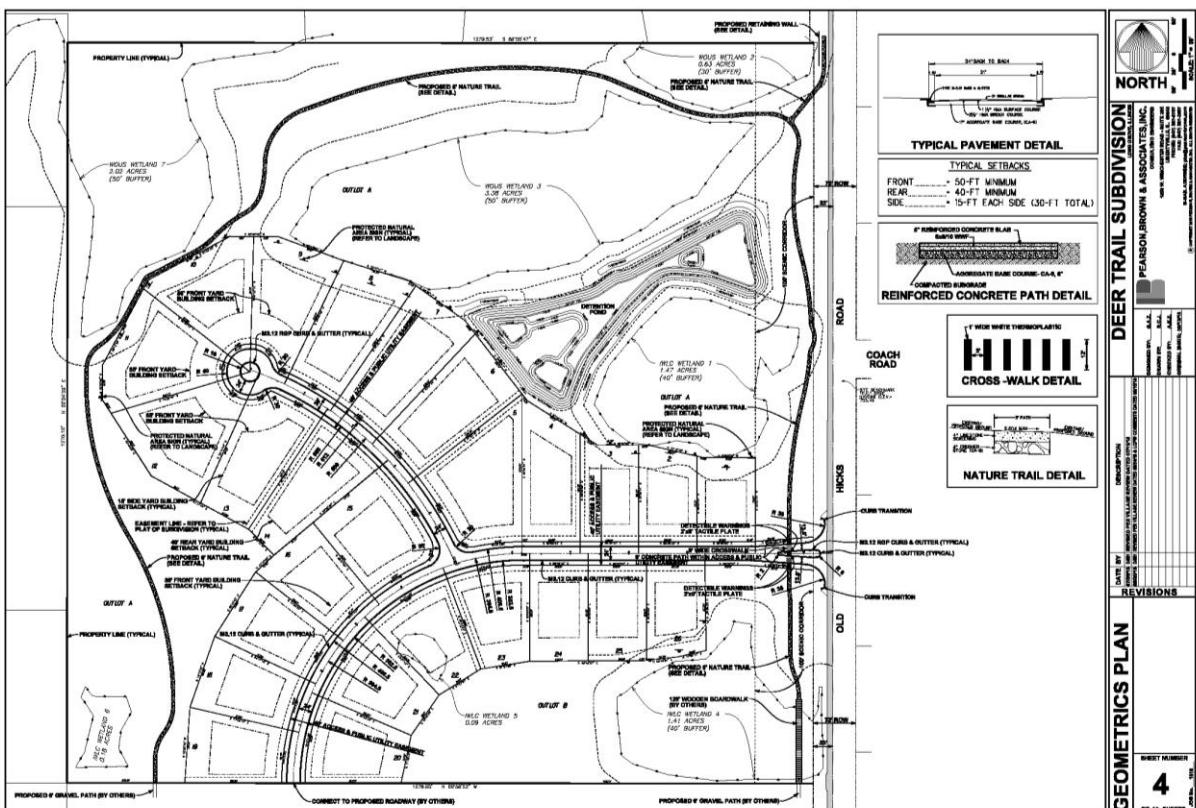
Ownership/ General Contractor

McNaughton Development will be the owner and general contractor for the twenty-six lots in Deer Trail. McNaughton Development is a custom home builder and land development company that builds architecturally exciting high-end, distinctive homes. McNaughton Development is a family owned and operated company deeply rooted in Chicagoland area since 1981. McNaughton believes a custom home is the product of the customers ideas and dreams and our commitment to making it a reality.

Project Description

McNaughton Development is pleased to present to the Village of Long Grove a vision for the completion of the Deer Trail development. Deer Trail was annexed and brought through the subdivision process by Richard Swanson, the managing member of Swanson Development LLC in 2017. That company annexed the property to Long Grove and secured development approvals but never recorded a final plat prior to an ownership change in 2018.

Deer Trail is a unique development in which lots that average approximately 23,000 square feet are arranged on a curvilinear street and around preserved wetland open spaces that provide for relaxed living environment. Varied setbacks and street pattern will provide for an interesting streetscape and for the preservation of the existing wetlands behind the individual lots.



Building Style

Taking in to account the current architectural trends and preferences of potential buyers, the style that we are proposing is Transitional Coastal Architecture. This style allows us to provide potential clients with an inviting covered front porch, varied building materials and color combinations. The primary exterior materials will be a combination of L.P. prefinished wood siding in board and batten, shake and horizontal styles. Home exteriors will also include 4” masonry brick veneers and architectural grade asphalt shingles. They will be offset with common coastal features such as single hung windows, metal roof accents, dormers, brackets and trellises. Another key feature of Coastal Architecture is the use of asymmetrical gables and low roof profiles which allow for a cottage feel. With the exception of the Callaghan plan (courtyard garage) we have deemphasized the garage mass by placing them on the outside corner of the house.

With that said, we would request that the commission approve the use of up to seven front load garage homes representing 25% of the total lots within the development per the ordinances anti-monotony requirements. These designs will be submitted at a later date for approval by the commission.

We believe that the Transitional Coastal Architecture style, built with the highest quality material, will be a complement to the community of Long Grove. Building styles have continued to evolve over the years and based on our experience we are confident that the Transitional Coastal design will excel in this location. The architecture style will provide a sense of intimacy and cohesiveness within the development. The moderate-scale homes will also allow for the natural areas surrounding the lots to remain as a dominate background feature.

HOME RENDERINGS



Proposed Home Designs

At this time, our proposal is for there to be eight home designs with an alternate elevation for each plan to be offered. Our anticipation is that the market need in this location is for a mixture of master bedroom first floor living and traditional two-story homes. To address that demand we are proposing three ranch homes, two two-story homes which have the master bedroom on the first floor and three traditional two-story homes with the master bedroom on the second level.

The plans are as follows:

Brunswick Plan:

- Ranch home with three bedrooms and 3 ½ bathrooms
- 2,600 square feet
- 3-car side load garage

Fenwick Plan:

- Ranch home with three bedrooms and 3 ½ bathrooms
- 2,800 square feet
- 3-car side load garage

Astoria Plan:

- Two-story home with a first-floor master bedroom, guest room and three additional second floor bedrooms and a total of 3 ½ bathroom
- 4,000 square feet
- 3-car side load garage

Bostonian Plan:

- Two-story home with a first-floor master bedroom, guest room and two additional second floor bedrooms and a total of 2 ½ bathroom
- 3,700 square feet
- 3-car side load garage

Callaghan Plan:

- Ranch home with two bedrooms and 2 ½ bathrooms
- 2,800 square feet
- Courtyard (side load) garage

Longmere Plan:

- Two-story home with a second-floor master bedroom, 3 additional bedrooms and a total of 3 ½ bathroom
- 3,700 square feet
- 2-car side load garage

Chestnut Plan:

- Two-story home with a second-floor master bedroom, 3 additional bedrooms and a total of 3 ½ bathroom
- 3,700 square feet
- 2-car side load garage

Madison Plan:

- Two-story home with a second-floor master bedroom, 3 additional bedrooms and a total of 3 ½ bathroom
- 3,800 square feet
- 2-car side load garage

Consistency & Diversity of Design

The proposed homes are consistent in design and detail. All eight plans and their alternate elevations have appropriate proportion and scale. Building materials and alternate elevations, while providing for overall consistency, are meant to provide the homeowners a sense of uniqueness and variety and deter overall monotony along the streetscape.

Architectural Finishes

- Transitional Coastal Architecture Elements
 - Architectural grade GAF Timberline Roof
 - Aluminum gutter & downspout
 - Aluminum low maintenance fascia & soffit
 - Prefinished LP siding with plan specific board and batten, shake and horizontal styles
 - Prefinished LP columns, brackets and pergolas
 - Brick veneer – 4” bed depth and limestone sills in masonry areas
 - Pella vinyl single hung and casement windows and patio doors plan specific
 - Prefinished steel garage doors with glass panels, raised panels, handles and spears
 - Wood fir doors

We have chosen and are committed to use these specific materials because we believe that they are high quality materials that best complement our interpretation of the architectural design theme. The specified materials, in addition to being architecturally appropriate, are products that are valued by home buyers in the marketplace. They are valued by the market for their esthetics, their quality and their low propensity for and cost of maintenance. The products are used throughout the marketplace and are appropriate for the product and at the price point. However, in the event that a purchaser would prefer a material that might be deemed to some as an upgraded material, that option will be made available to the purchaser at an additional cost. In addition, it is not our intention to offer predetermined color schemes. As a custom home builder, we believe in the importance of the client having the flexibility to customize their color scheme within an acceptable range as dictated by the architecture. We can, through our experience, assure strong and building specific color schemes.



Anti-Monotony Guidelines

- To assist in anti-monotony, we would propose the following standards...
- Adjacent lots shall not utilize the same floor plan and elevation combination
- Adjacent lots may utilize the same floor plan but would require a different elevation
- Adjacent lots that utilize the same building style shall be required to:
 - Change the colors of the following building materials:
 - Brick or stone
 - Stucco or siding.
 - Shingle roof.
 - Front door.
 - Overhead door(s), and;
 - In no event shall the same floor plan or elevation be used on three adjacent lots (irrespective of color scheme)

Landscape Design

Additional homesite landscaping will be concentrated in the front and rear yards. New landscaping will be predominately located along the foundation in the front yards and rear yards. Front yard landscaping will be supplemented with appropriate canopy street trees and an ornamental style tree between the curb line and foundation. Foundation landscaping will be used along the rear of the home and patio. Additional canopy or ornamental trees in the rear yard will be limited so not to detract from the existing wetland in the surrounding open spaces throughout of the site. Home sites will be fully sodded. Driveways will be asphalt and walks, stoops and patios will be concrete.

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.