



ARCHITECTURAL COMMISSION STAFF REPORT

To: Jeanne Sylvester, Chair
Architectural Commission Members

From: Jessica Marvin, Community Development Services

Subject: 7234 Roxbury Court

Requests: New Single-Family Residence

Public Meeting Date: October 17, 2022

Attachments:

1. Petitioner's Application
2. Location Map
3. Current Applicable Architectural Standards
4. Previous Zoning Code Sections 5-20 and 5-22

PETITIONER Joon Kim on behalf of
Hyung Yun Park (future homeowner)
PNK Design Build, INC.
1901 Raymond Dr. STE 15
Northbrook, IL

UPDATE

At the August 29th Architectural Commission meeting the commissioners asked the petitioner to revise their plans based on the following:

- Indicate a cedar shake roof, asphalt shingles are not a permitted material.
- Replace the building material siding with hardie board.
- Only 6-8" of the foundation maximum should be exposed.
- Optional masonry band requested along the rear façade.
- Stack the four north façade windows so they are in a line.
- Add two windows on the north façade where the garage is located.
- Break up the roofline or setback the siding so the façade has a less harsh defined line where the building materials meet on the north façade.

The petitioner will discuss the proposed improvements that the commission had suggested at the October 17th meeting.

REQUEST

Review of a proposed single-family residence at 7234 Roxbury Court.

HISTORY

In 2001, the Village of Long Grove entered into a Settlement Agreement with the owner of a 113.5-acre property which would eventually become the Ravenna subdivision. This Settlement Agreement stipulated that the property would be zoned R-3 Single Family Residential and developed as a planned unit development. In accordance with the Agreement, a final PUD for the Ravenna subdivision was approved on September 14, 2004 and included a provision that all new homes would require approval by the Architectural Commission.

Most of the 133 lots in the subdivision were developed between 2006-2014. Of these lots, fifteen (15) remain unimproved including the Subject Property at 7234 Roxbury Court. Another single-family home in the subdivision, located at 7237 Greywall Court, was considered by the Architectural Commission at the July 18, 2022 and August 29, 2022 meeting.

The Concord Homes' Ravenna Planned Unit Development requires that all new buildings in the subdivision comply with section 5-20-1 of the Long Grove Zoning Code (2004 edition):

Section 5-20-1

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

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

- B. Inappropriateness in relation to any other property in same or any adjoining district of design, landscaping, building material, and use thereof, orientation to site, or placement of parking, storage or refuse areas.

PROPOSED PROJECT

The proposed 2,658 sf single-family residence is located at 7234 Roxbury Court. It is a side-loaded, two-story home with a basement.

Proposed materials for the residence include:

- Brick Veneer
 - Color: Postrock
- Asphalt Shingles
 - Color: Gray
- Vinyl Siding
 - Color: Light Maple
- Limestone
 - Color: Smooth Face
- Tempered Glass
 - Color: Clear
- Gutter and Downspouts
 - Color: Cream

The proposed residence incorporates a variety of rectangular windows on all façades which are a prominent feature throughout the whole design. Rectangular windows are common throughout the neighborhood; however, additional styles are also used to introduce some variation in design and dimensions.

The residences on Roxbury Court all use similar materials such as: brick veneer, vinyl siding, natural stone, and asphalt shingles. The residence located at 7235 Roxbury Court is similar to the proposed residence in its building materials and colors.

The front façade of the proposed residence features more brick than other homes on Roxbury Court. The northeast elevation shows the three-car garage, chimney, and five windows. The southwest façade includes five windows and a large expanse of brick on the backside of the garage. Both side elevations utilize brick veneer and vinyl siding. The rear façade is broken up with a multitude of large rectangular windows and only uses vinyl siding.

ARCHITECTURAL COMMISSION DECISION

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

STAFF RECOMMENDATION

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

The residence utilizes more than four (4) techniques to differentiate houses in the Ravenna of Long Grove neighborhood as required by the anti-monotony regulations. The proposed single-family residence uses an architectural style that is similar to the current residences in the neighborhood but still unique. The color of the building materials used is also similar, but not identical, to the existing materials within the neighborhood. The proposed dwelling satisfies the 2004 Zoning Code’s criteria for roof overhangs, similar quality and design of doors and windows, and varied roof lines.

JNM/JLM/TW



**STRUCTURE/FIXTURE
ARCHITECTURAL COMMISSION APPLICATION**

DATE: JUNE 13, 2022

APPLICANT'S NAME: JOON KIM

E-MAIL JOON@PNKDB.COM

ADDRESS: 1901 RAYMOND DR. STE 15, NORTHBROOK, IL PHONE: 312.543.6932

NAME OF BUSINESS: PNK DESIGN BUILD, INC.

BUSINESS ADDRESS: THE SAME AS ABOVE PHONE: 847.414.5114

TYPE OF STRUCTURE/FIXTURE: A NEW SINGLE FAMILY RESIDENCE

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:

- A. PROVIDE SITE PLAN. (ATTACHED)
- B. PROVIDE PHOTOGRAPH OF SITE. (ATTACHED)
- C. SQUARE FOOTAGE OF STRUCTURE 2,658 SQUARE FEET.

2. DRAWING OF PLANNED STRUCTURE/FIXTURE:

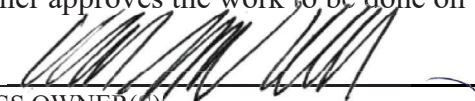
- A. DIMENSIONS. (ATTACHED)
- B. ELEVATIONS (ALL DIRECTIONS). (ATTACHED)
- C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS. (ATTACHED)


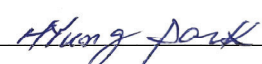
3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE:

PNK DESIGN BUILD, INC. PHONE: 847.414.5114

1901 RAYMOND DR. STE 15, NORTHBROOK, IL E-MAIL JKK@PNKDB.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.

 Jin K Kim
BUSINESS OWNER(S)

 
PROPERTY OWNER(S)

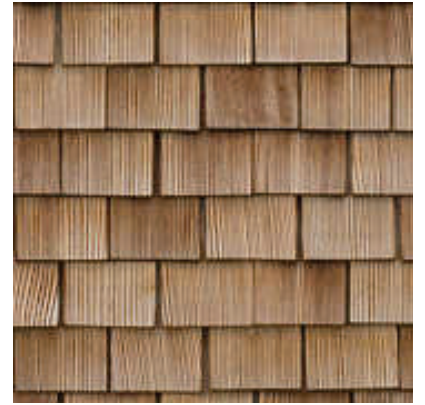
APPLICATION APPROVAL: _____ DATE: _____



COLOR/FINISH:
POSTROCK / BRICK VENEER



COLOR/FINISH:
LIGHT MAPLE / HARDIE BOARD



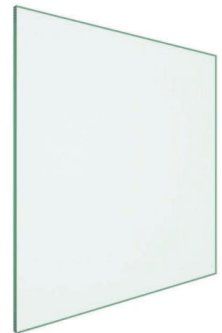
COLOR/FINISH:
BROWN / CEDAR SHAKE



COLOR/FINISH:
SMOOTH FACE / LIMESTONE



COLOR/FINISH:
CREAM / GUTTER & DOWNSPOUTS



COLOR/FINISH:
CLEAR / TEMPERED GLASS

COLOR REFERENCE



A NEW SINGLE FAMILY OF RESIDENCE
7234 ROXBURY CT. LONG GROVE, IL 60060





A NEW SINGLE FAMILY OF RESIDENCE
7234 ROXBURY CT,
LONG GROVE, IL 60060

ISSUE RECORD:	
NO.	DATE

SHEET TITLE:	
SOUTH (LEFT) ELEVATION	
WEST (FRONT) ELEVATION	
PROJECT NUMBER:	22-001
DRAWN BY:	BKT
CHECKED BY:	JJK
SHEET NUMBER:	
DATE:	7/19/2022

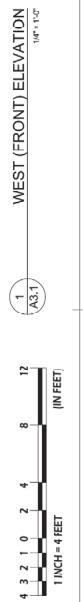


WINDOW SAFETY NOTES (R312.2.1)
 PROVIDE WINDOW OPENING CONTROL DEVICE (CONFORMING TO ASTM F1356) LOCATED AT GFT ABOVE GARAGE WITH LESS THAN 24 INCHES ON HORIZ.

ABBREVIATIONS:			
CM	CEMENT WINDOW	W	FEET/INCH/HT (FEET/INCH)
R	ROUND WINDOW	W	INCH/HT (INCH)
TR	TRANSOM		OVER HEAD GARAGE DOOR
SD	SLIDING DOOR	SL	SIDE LIGHT
FX	FIXED WINDOW		

KEY NOTES

1	BRICK VENEER, TYP.	4	CEDAR SHAKE ROOFING, TYP.
2	HARDIE BOARD, TYP.	E	EGRESS WINDOW
3	BRICK BOLDER COURSE, TYP.	SG	SAFETY GLAZING
4	LIMESTONE SILL, TYP.		



SOUTH (LEFT) ELEVATION
 1/4" = 1'-0"

WEST (FRONT) ELEVATION
 1/4" = 1'-0"

JOHN Y. KIM, Architect
FNK DESIGN + BUILD
 1501 N. LAKEVIEW DR.
 SUITE 100, CHICAGO, ILLINOIS 60610
 TEL: 773.442.1111 FAX: 773.442.1112
 WWW.FNKDESIGN.COM



A NEW SINGLE FAMILY OF RESIDENCE
 7734 ROXBURY CT.
 LONG GROVE, IL 60060

ISSUE RECORD:

NO.	DATE	DESCRIPTION

SHEET TITLE:
 NORTH (RIGHT) ELEVATION
 EAST (REAR) ELEVATION

PROJECT NUMBER: 22-001
DRAWN BY: BBT
CHECKED BY: JVK
SHEET NUMBER:
DATE: 7/18/2022

- KEYNOTES**
- 1 BRICK VENER, TYP. 5 CEDAR SHAKE ROOFING, TYP.
 - 2 HARBIE BOARD, TYP. E EGRESS WINDOW
 - 3 BRICK SOLIDER COURSE, TYP. SG SAFETY GLAZING
 - 4 LIMESTONE SILL, TYP.



NORTH (RIGHT) ELEVATION
 1/8" = 1'-0"

EAST (REAR) ELEVATION
 1/8" = 1'-0"

- ABBREVIATIONS**
- CM CASEMENT WINDOW W. / FEET/INCH/HT. (FEET/INCH-FT)
 - R ROUND WINDOW W. / INCH/HT. (INCH)
 - TR TRAMING OVER HEAD GARAGE DOOR
 - SD SLIDING DOOR IL
 - PA FREE WINDOW



1 2 3 4 5



Subject Property



Location Map:

7234 Roxbury Ct, Long Grove, IL



RESIDENTIAL REGULATIONS (Section 5-3-11):

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

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

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

3. Any appeal under this subsection (E) shall be reviewed in light of the criteria in subsections (B) and (C) of this section and the purposes in subsection (A) of this section.

(F) *Responsibility.* It is the responsibility of the owner to establish to the satisfaction of the Village that the application fully complies with the provisions of this section.

(G) *Deviations.* for good cause shown, the Village Board may approve deviations from strict conformity with this section when the owner establishes to the satisfaction of the Village Board that any such deviations are reasonably necessary and are not contrary to the purpose and intent of this section.

CHAPTER 20

ARCHITECTURAL CONTROL

SECTION:

5-20-1: Prohibition, Criteria

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

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

5-20-1

5-20-1

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

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



CHAPTER 22

ANTIMONOTONY STANDARDS

SECTION:

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

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

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

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

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

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

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

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

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

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

1. Side load garages.

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

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

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

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

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

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

5-22-4

5-22-7

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

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

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

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

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

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