

Item #1:

Report Of The April 21, 2014 AC Meeting:

- A.** Consideration Of Elevations (Continued) For A Residence At 1147 Steepleview Drive (Lot 6; Steepleview Estates PUD) Submitted By KCD Construction.
- B.** Consideration Of Elevations For A Residence At 5181 Eastgate Lane (Lot 1 ; Eastgate Estates PUD) Submitted By Alba Construction.
- C.** Consideration Of Elevations For A Residence At 5184 Eastgate Lane (Lot 3 ; Eastgate Estates PUD) Submitted By Fidelity Wes Builders.
- D.** Consideration Of Elevations For A Residence At 5182 Eastgate Lane (Lot 9 ;Eastgate Estates PUD) Submitted By Fidelity Wes Builders.



**AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, April 21, 2014 at 7:00 P.M.**

CALL TO ORDER:

VISITORS BUSINESS:

ACTION ITEMS:

- 1) **Approval of the March 17, 2014 Draft Regular Meeting Minutes.**
- 2) **Consideration of elevations (continued) for a residence at 1147 Steepleview Drive (Lot 6 ; Steepleview Estates PUD) submitted by KCD Construction.**
- 3) **Consideration of elevations for a residence at 5181 Eastgate Lane (Lot 1 ; Eastgate Estates PUD) submitted by Alba Construction.**
- 4) **Consideration of elevations for a residence at 5184 Eastgate Lane (Lot 3 ; Eastgate Estates PUD) submitted by Fidelity Wes Builders.**
- 5) **Consideration of elevations for a residence at 5182 Eastgate Lane (Lot 9 ;Eastgate Estates PUD) submitted by Fidelity Wes Builders.**

OTHER BUSINESS: NONE

ADJOURNMENT: Next Scheduled Meeting: May 19, 2014 @ 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 David Lothspeich, 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.



Item #2 : Consideration of elevations for a residence at 1147 Steeple View Drive (Lot 6; Steeple View Estates PUD) submitted by KCD Construction (Continued).

Update;

At the March 17th AC meeting the AC had concerns with aesthetics of the proposed structure. The AC suggested that the landscaping be coordinated with the building design to allow wainscoting to be continued completely around the structure. A blend of materials (brick & stone) around all four sides of the structure was desirable from the architectural and aesthetic perspectives of the structure and carrying this "theme" or "language" around the entire structure should be considered.

The AC made the following motion;

A motion was made by Commissioner Tapas, seconded by Commissioner Closson to have the final elevations brought back to the AC at the April 21 regular meeting with the following considerations;

- *Complete final elevations be presented to the AC;*
- *Blending of "themes" into all elevations of the structure should be done to the greatest extent possible;*
- *Architectural details such as railings (among others) should be presented to the AC.*

Revised elevations (attached) have been submitted which now identify the use of stone on architectural elements of the front façade and brick all the way around the rest of the structure. This is a substantial change from the previous submittal of stone around most of the base of the building. As revised the elevations are consistent with anti-monotony provisions of the Village Code.

**** The left elevation of the structure was not submitted with the revised elevations.*

Proposal:

Per the final approval ordinance for the Steeple View Estates PUD granted in 2008, all elevations of any residence to be constructed in the development are to be reviewed by the AC. Attached are B&W elevations for the proposed residence on the aforementioned lot within the Steeple View Estates Development.

As proposed the structure will two stories with a brick & stone façade with asphalt shingles. Elevations for the structure, including materials will both be available at meeting time. Attached is a copy of a portion of the final plat which provides the location of the property in question within the subdivision.

This is the first residence to be built within the development.

Architectural Commission Decision:

The approval ordinance for the Steeple View Estates PUD states the following;

“Design Standards. Elevations and detailed plans and renderings of the building to be constructed on the property must be submitted for review and approval by the Architectural Commission. The review of elevations and detailed plans and renderings shall include without limitation details regarding the exterior architectural styles, quality of design and its relationship to the overall development, predominant materials, exterior amenities, and interior amenities.”

Per the zoning code the following should be considered by the AC in the review of the proposed structures.

5-3-11 ANTI-MONOTONY REGULATIONS

- (A) **Purpose.** The intent of this section 5-3-11 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 one thousand five hundred feet (1,500') (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 (8") beyond the plane of the wall.
- (c) Exception. The minimum overhang shall not apply to any individual detached single family dwelling 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 dwellings.

5. 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 detached single family dwelling. The following are preferred alternatives to front load garages, which alternatives are illustrated on appendix 1:

- (a) Side load garages.
- (b) Side loading front garages. These are garages located in wings in front of the principal facade or entrance facade.
- (d) 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.
- (e) 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 (4) 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 (8') 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 ninety degrees (90°) or utilize a one hundred eighty degree (180°) 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.

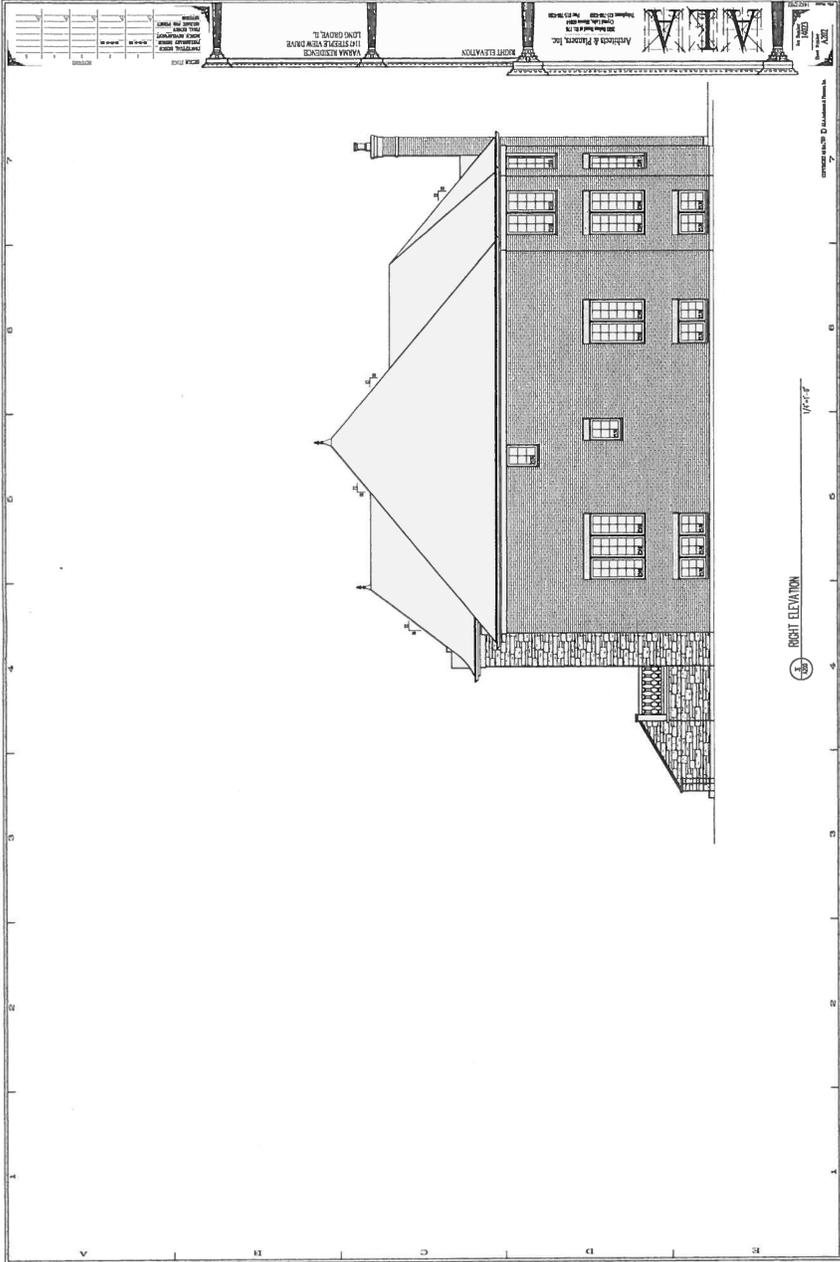
(D) Individual Review. The owner shall submit a separate plan for each detached single family dwelling to the building superintendent for individual review and approval prior to issuance of a building permit. Applications shall include photos of the facades of the buildings or architectural elevations of existing dwellings along the same street or cul-de-sac or within one thousand five hundred feet (1,500') 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 5-3-11, 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 (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 building superintendent.
2. The owner 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.

3. Any appeal under this subsection 5-3-11(E) shall be reviewed in light of the criteria in subsection (b) and (c) 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.

The AC is to review the proposed structures in light of the criteria listed above and make any recommendations as appropriate.

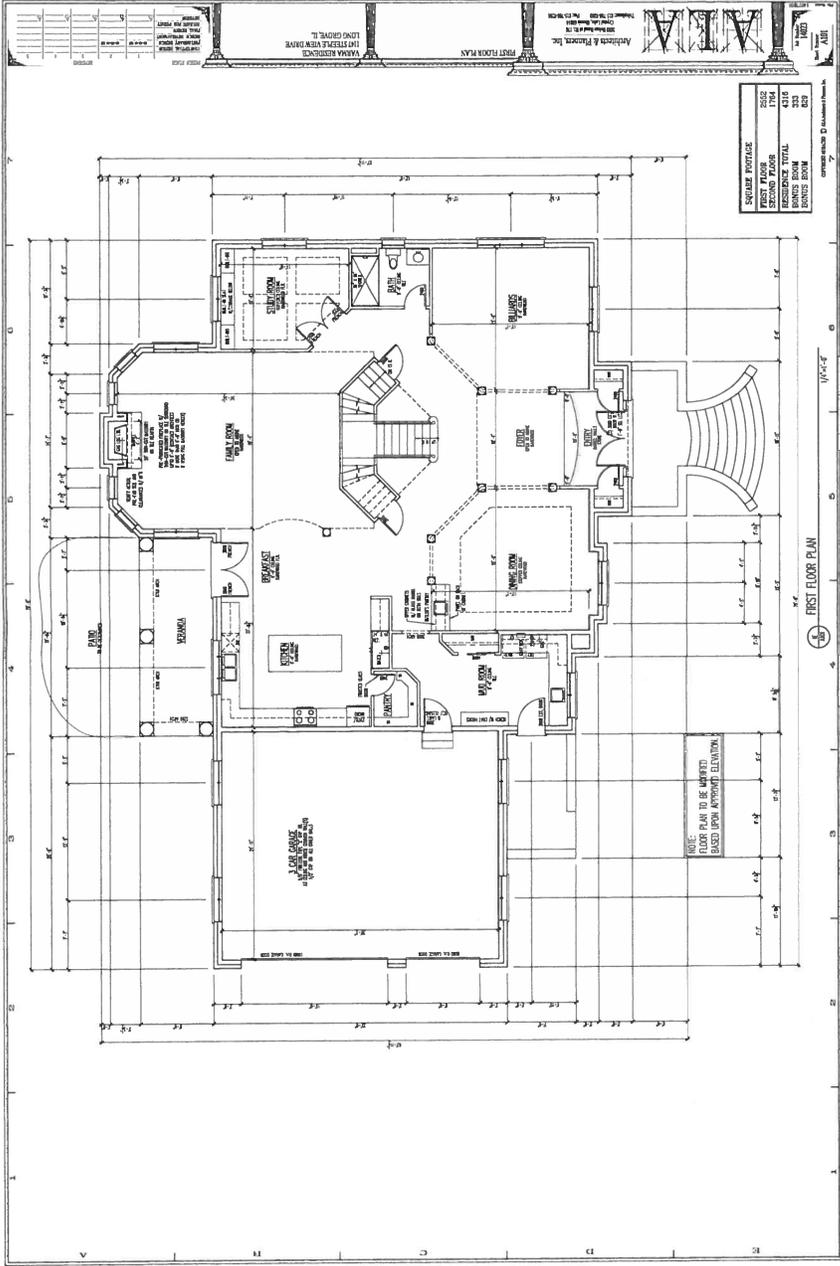


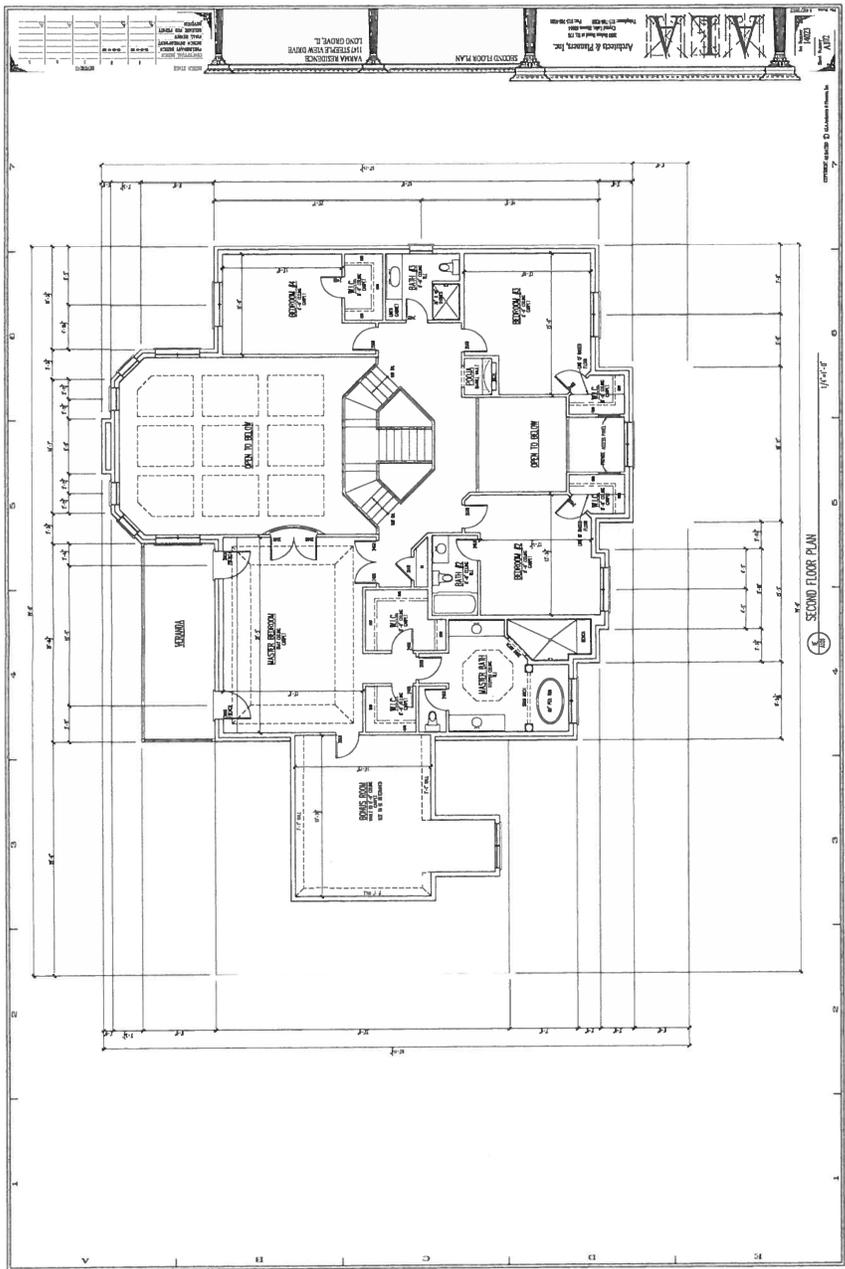
ARCHITECTS & PLANNERS, INC.
 300 West 10th Street
 Minneapolis, MN 55401
 Phone: 612-338-1111
 Fax: 612-338-1112

YANNA KALOUSI
 ARCHITECT
 1117 E. 17th Avenue
 Long Beach, CA 90802

RIGHT ELEVATION

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITS
2		ISSUED FOR PERMITS
3		ISSUED FOR PERMITS
4		ISSUED FOR PERMITS
5		ISSUED FOR PERMITS
6		ISSUED FOR PERMITS
7		ISSUED FOR PERMITS
8		ISSUED FOR PERMITS
9		ISSUED FOR PERMITS
10		ISSUED FOR PERMITS







Item #3 : Consideration of elevations for a residence at 5181 Eastgate Lane (Lot 1; Eastgate Estates PUD) submitted by Alba Construction.

Proposal:

Per the final approval ordinance for the Eastgate Estates PUD granted in 2007, all elevations of any residence to be constructed in the development are to be reviewed by the AC. Attached are B&W elevations for the proposed residence on the aforementioned lot within the Eastgate Development.

Elevations for the structure, including materials, are attached as well as a copy of a portion of the final plat which provides the location of the property in question within the subdivision.

This structure is proposed on one of the last three remaining lots within the development.

As proposed this structure would be a two story structure with a basement. The exterior of the structure would be composed of brick, stone and cedar siding and asphalt shingles. Material samples are anticipated to be provided at the meeting.

This structure **does not** appear to be in conformance with the Village Anti-Monotony regulations and specifically 5-3-11 (B) 3 highlighted below. From the code interpretation perspective and very simply put building materials placed on one elevation need to be carried around to the other 3 elevations of the structure unless used for "emphasis" to architectural feature such as a building projection or wing.

Non-compliance stems from the use of stone on the front elevation only and not the other three elevations. If stone is to be used to window sill height on the front elevation it needs to be carried around to windowsill height on the other 3 elevations. Similarly, the use of brick on the second floor of the front elevation and cedar siding on the second floor of the rear, left and right elevations pose a similar issue; either cedar siding needs to be placed on the front elevation or the brick carried around to the other three elevations.

Architectural Commission Decision:

The approval ordinance for the Eastgate PUD states the following;

Design Standards. The Applicant shall submit elevations and detailed plans and renderings for review and approval by the Architectural Commission. The review of elevations and detailed plans and renderings shall include without limitation details regarding the exterior architectural styles, quality of design and its relationship to the overall development, predominant materials, exterior amenities, and interior amenities. In addition the Applicant shall comply with the architectural control regulations contained in the Long Grove Zoning Code."

Per the zoning code the following should be considered by the AC in the review of the proposed structures.

ANTI-MONOTONY REGULATIONS

- (A) Purpose. The intent of this section 5-3-11 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 one thousand five hundred feet (1,500') (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 (8") beyond the plane of the wall.
 - (c) Exception. The minimum overhang shall not apply to any individual detached single family dwelling 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 dwellings.
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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:

- (a) Side load garages.
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 - (d) 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.
 - (e) 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 (4) 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 (8') 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 ninety degrees (90°) or utilize a one hundred eighty degree (180°) 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 one thousand five hundred feet (1,500') 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 5-3-11, 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 (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 building superintendent.
 2. The owner 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.
 3. Any appeal under this subsection 5-3-11(E) shall be reviewed in light of the criteria in subsection (b) and (c) 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.

The AC is to review the proposed structure in light of the criteria listed above and make any recommendations as appropriate. Particular attention needs to be given to the non-compliance issue with the Village Anti-monotony code.



**STRUCTURE/FIXTURE
ARCHITECTURAL COMMISSION APPLICATION**

DATE: April 9, 2014

APPLICANT'S NAME: Rram Murtishi E-MAIL: rmurtishi@lc-law.com

ADDRESS: 5181 Eastgate Lane, Long Grove, Illinois 60047 PHONE: 847-414-6012

NAME OF BUSINESS: _____

BUSINESS ADDRESS: _____ PHONE: _____

TYPE OF STRUCTURE/FIXTURE: Single Family Home

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:

- A. PROVIDE SITE PLAN.
- B. PROVIDE PHOTOGRAPH OF SITE.
- C. SQUARE FOOTAGE OF STRUCTURE – approx.. 3900 SQUARE FEET.

2. DRAWING OF PLANNED STRUCTURE/FIXTURE:

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

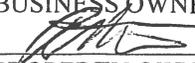
3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE:

Alba Construction Inc. PHONE: 630-240-3495

9641 South Karlov Avenue, Oak Lawn, Illinois 60453 E-MAIL: zaim@att.net

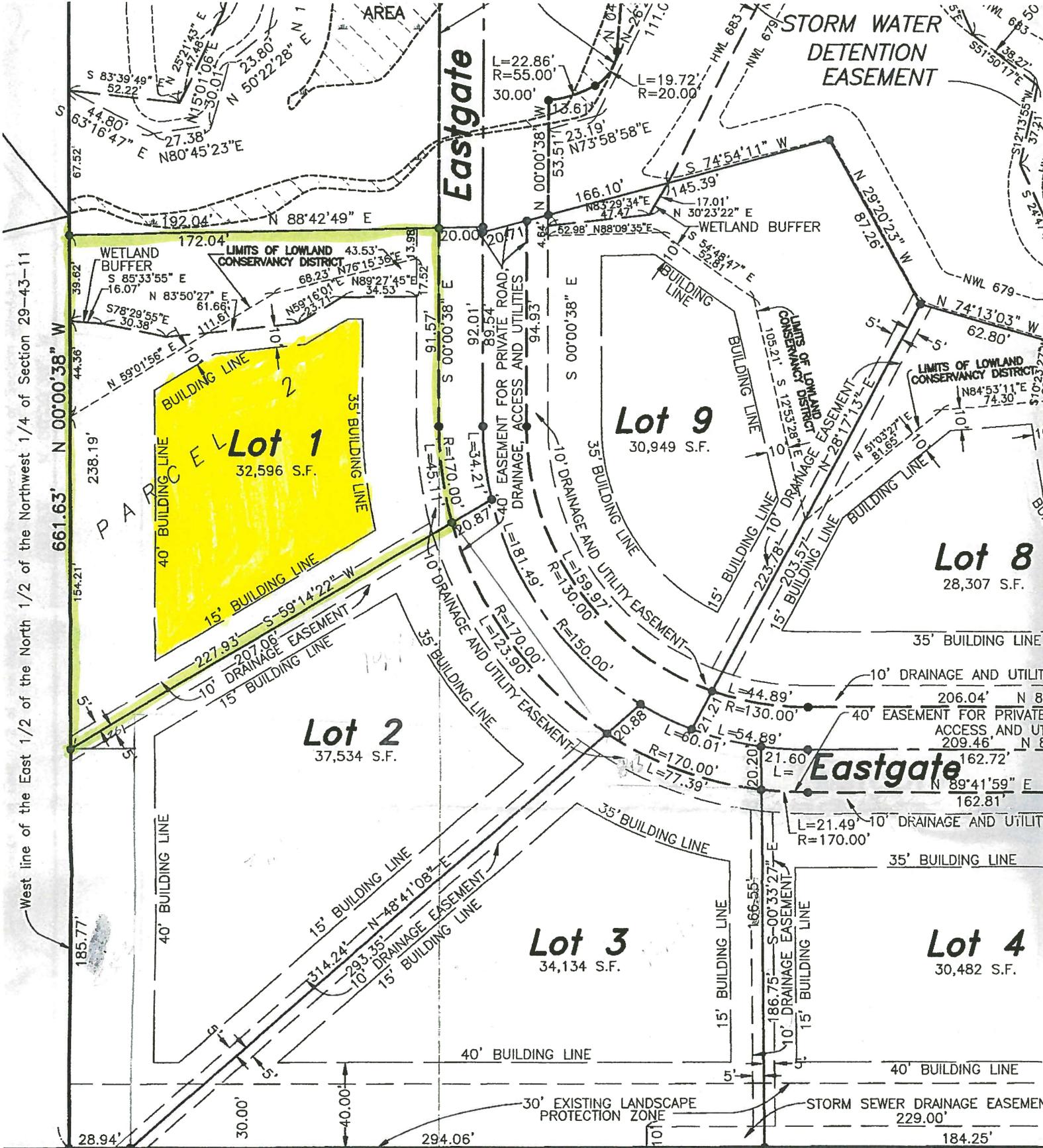
The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for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

BUSINESS OWNER(S)



PROPERTY OWNER(S)

APPLICATION APPROVAL: _____ DATE: _____



West line of the East 1/2 of the North 1/2 of the Northwest 1/4 of Section 29-43-11

Eastgate

**STORM WATER
DETENTION
EASEMENT**

Lot 1
32,596 S.F.

Lot 9
30,949 S.F.

Lot 8
28,307 S.F.

Lot 2
37,534 S.F.

Eastgate

Lot 3
34,134 S.F.

Lot 4
30,482 S.F.

South line of the North 1/2 of the Northwest 1/4 of Section 29-43-11

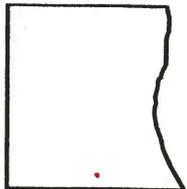
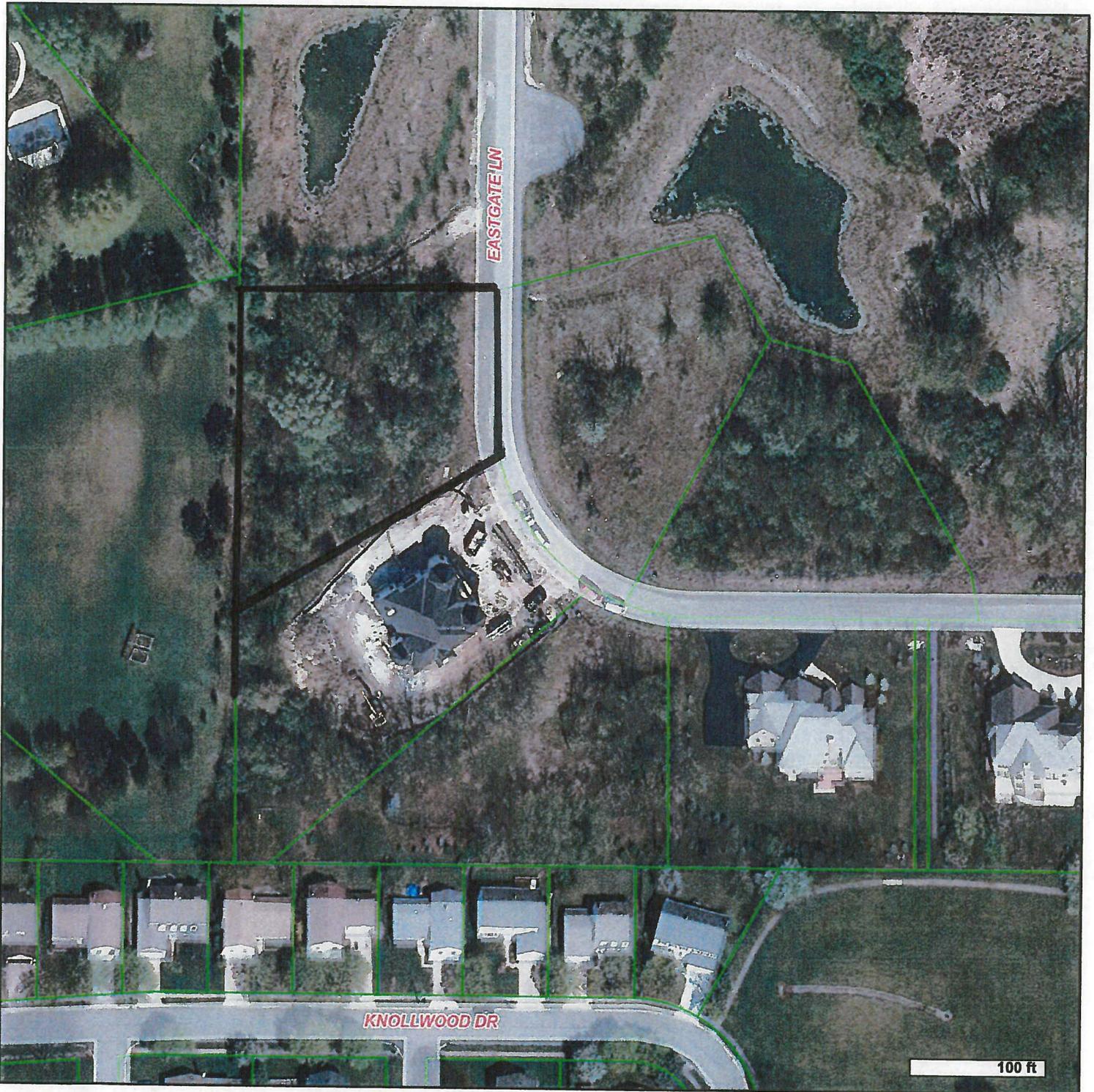
Outlot
1,656 S.F.

Lot 37 Lot 38 Lot 39 Lot 40 Lot 41 Lot 42

B L O C K "1"

Strathmore Grove in Buffalo Grove Unit 1
BY Document 1665059

Lake County, Illinois



LakeCounty
Geographic Information System

Lake County Department
of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373



-  Forest Preserves
-  Lake County Border
-  Streams
-  Tax Parcels
-  Trails
-  2011 Buildings

Map Printed on 04/15/2014

Disclaimer

The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



Item #4 : Consideration of elevations for a residence at 5184 Eastgate Lane (Lot 3; Eastgate Estates PUD) submitted by Fidelity Wes Builders.

Proposal:

Per the final approval ordinance for the Eastgate Estates PUD granted in 2007, all elevations of any residence to be constructed in the development are to be reviewed by the AC. Attached are B&W elevations for the proposed residence on the aforementioned lot within the Eastgate Development.

Elevations for the structure, including materials, are attached as well as a copy of a portion of the final plat which provides the location of the property in question within the subdivision.

This structure is proposed on one of the last three remaining lots within the development.

As proposed this structure would be a two story structure with a basement. The exterior of the structure would be composed of predominantly hardy siding on three elevations with a brick façade on the front elevation with stone accents and asphalt shingles. Material samples are anticipated to be provided at the meeting.

This structure **does not** appear to be in conformance with the Village Anti-Monotony regulations and specifically 5-3-11 (B) 3 highlighted below. From the code interpretation perspective and very simply put building materials placed on one elevation need to be carried around to the other 3 elevations of the structure unless used for "emphasis" to architectural feature such as a building projection or wing.

Non-compliance stems from the use of brick & stone on the front elevation only and not the other three elevations which are sided in hardy-board. If brick & stone is to be used on the front elevation it needs to be carried around to the other 3 elevations. Conversely, the use of hardy siding, as proposed on the rear, left and right side elevations could be placed on the front elevation to achieve compliance with the anti-monotony provisions of the Village Code. A combination of materials could be used provided they are designed in a manner which "provide emphasis the structure" such as the use of brick to window sill height on all four elevations and siding above. The use of siding on the "projection" over the garage on the front elevation is permissible per the anti-monotony code.

Architectural Commission Decision:

The approval ordinance for the Eastgate PUD states the following;

Design Standards. The Applicant shall submit elevations and detailed plans and renderings for review and approval by the Architectural Commission. The review of elevations and detailed plans and renderings shall include without limitation details regarding the exterior architectural styles, quality of design and its relationship to the overall development, predominant materials, exterior amenities, and interior amenities. In addition the Applicant shall comply with the architectural control regulations contained in the Long Grove Zoning Code." Per the zoning code the following should be considered by the AC in the review of the proposed structures.

ANTI-MONOTONY REGULATIONS

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- 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 (8') 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 ninety degrees (90°) or utilize a one hundred eighty degree (180°) flip combined with major differences in the plane of the front elevation.



RECEIVED

APR 14 2014

VILLAGE OF LONG GROVE

STRUCTURE/FIXTURE ARCHITECTURAL COMMISSION APPLICATION

DATE: April 14, 2014

APPLICANT'S NAME: FIDELITY BUILDERS INC

E-MAIL Mike @ FIDELITY WES.COM

ADDRESS: 1351 ABBOTT COURT Suite B Buffalo Grove, IL 60089 PHONE: 847-980-9686

NAME OF BUSINESS:

BUSINESS ADDRESS: PHONE:

TYPE OF STRUCTURE/FIXTURE: Single Family Home on Lot 3 at Eastgate Estates

- 1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY: A. PROVIDE SITE PLAN. B. PROVIDE PHOTOGRAPH OF SITE. C. SQUARE FOOTAGE OF STRUCTURE 3073 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: FIDELITY BUILDERS, INC. PHONE: 847-883-0131

1351 ABBOTT COURT Suite B. Buffalo Grove, IL E-MAIL Mike @ FIDELITY WES.COM

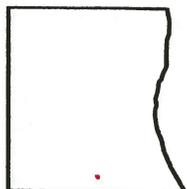
The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for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

FIDELITY BUILDERS, INC. [Signature] BUSINESS OWNER(S)

PROPERTY OWNER(S)

APPLICATION APPROVAL: DATE:

Lake County, Illinois



Lake County Geographic Information System

Lake County Department
of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373



-  Forest Preserves
-  Lake County Border
-  Streams
-  Tax Parcels
-  Trails
-  2011 Buildings

Map Printed on 04/15/2014

Disclaimer

The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



Item #5: Consideration of elevations for a residence at 5182 Eastgate Lane (Lot 9; Eastgate Estates PUD) submitted by Fidelity Wes Builders.

Proposal:

Per the final approval ordinance for the Eastgate Estates PUD granted in 2007, all elevations of any residence to be constructed in the development are to be reviewed by the AC. Attached are B&W elevations for the proposed residence on the aforementioned lot within the Eastgate Development.

Elevations for the structure, including materials, are attached as well as a copy of a portion of the final plat which provides the location of the property in question within the subdivision.

This structure is proposed on one of the last three remaining lots within the development.

As proposed this structure would be a two story structure with a basement. The exterior of the structure would be composed of predominantly of brick with stone accents on the front elevation and asphalt shingles. Material samples are anticipated to be provided at the meeting.

This structure does appear to be in conformance with the Village Anti-Monotony regulations. Brick is the predominate material on the exterior of the structure and is carried around the structure on all three elevation. The stone accents on the corners of the building are considered more of a design element rather an integral part of the structure as it relates to the anti-monotony code. These accents could be considered at other corners of the structure but are not absolutely required from the anti-monotony perspective.

Architectural Commission Decision:

The approval ordinance for the Eastgate PUD states the following;

“Design Standards. The Applicant shall submit elevations and detailed plans and renderings for review and approval by the Architectural Commission. The review of elevations and detailed plans and renderings shall include without limitation details regarding the exterior architectural styles, quality of design and its relationship to the overall development, predominant materials, exterior amenities, and interior amenities. In addition the Applicant shall comply with the architectural control regulations contained in the Long Grove Zoning Code.”

Per the zoning code the following should be considered by the AC in the review of the proposed structures.

5-3-11 ANTI-MONOTONY REGULATIONS

- (A) Purpose. The intent of this section 5-3-11 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 one thousand five hundred feet (1,500') (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 (8") beyond the plane of the wall.
 - (c) **Exception.** The minimum overhang shall not apply to any individual detached single family dwelling 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 dwellings.
 5. **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 detached single family dwelling. The following are preferred alternatives to front load garages, which alternatives are illustrated on appendix 1:
 - (a) Side load garages.
 - (b) Side loading front garages. These are garages located in wings in front of the principal facade or entrance facade.

- (d) 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.
 - (e) 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 (4) 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 (8') 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 ninety degrees (90°) or utilize a one hundred eighty degree (180°) 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 one thousand five hundred feet (1,500') 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 5-3-11, 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 (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 building superintendent.
 2. The owner 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.
 3. Any appeal under this subsection 5-3-11(E) shall be reviewed in light of the criteria in subsection (b) and (c) 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.

The AC is to review the proposed structure in light of the criteria listed above and make any recommendations as appropriate.



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DATE: April 14, 2014

APPLICANT'S NAME: FIDELITY BUILDERS INC

E-MAIL Mike @ FIDELITY WES. COM

ADDRESS: 1351 ABBOTT COURT Suite B Buffalo Grove, IL 60089 PHONE: 847-980-9686

NAME OF BUSINESS:

BUSINESS ADDRESS: PHONE:

TYPE OF STRUCTURE/FIXTURE: Single Family Home on Lot 9 at Eastgate Estates

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:

- A. PROVIDE SITE PLAN.
B. PROVIDE PHOTOGRAPH OF SITE.
C. SQUARE FOOTAGE OF STRUCTURE 4711 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:

FIDELITY BUILDERS, INC. PHONE: 847-883-0131

1351 ABBOTT COURT Suite B. Buffalo Grove, IL E-MAIL Mike @ FIDELITY WES. COM

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FIDELITY BUILDERS, INC BUSINESS OWNER(S)

[Signature] AGENT

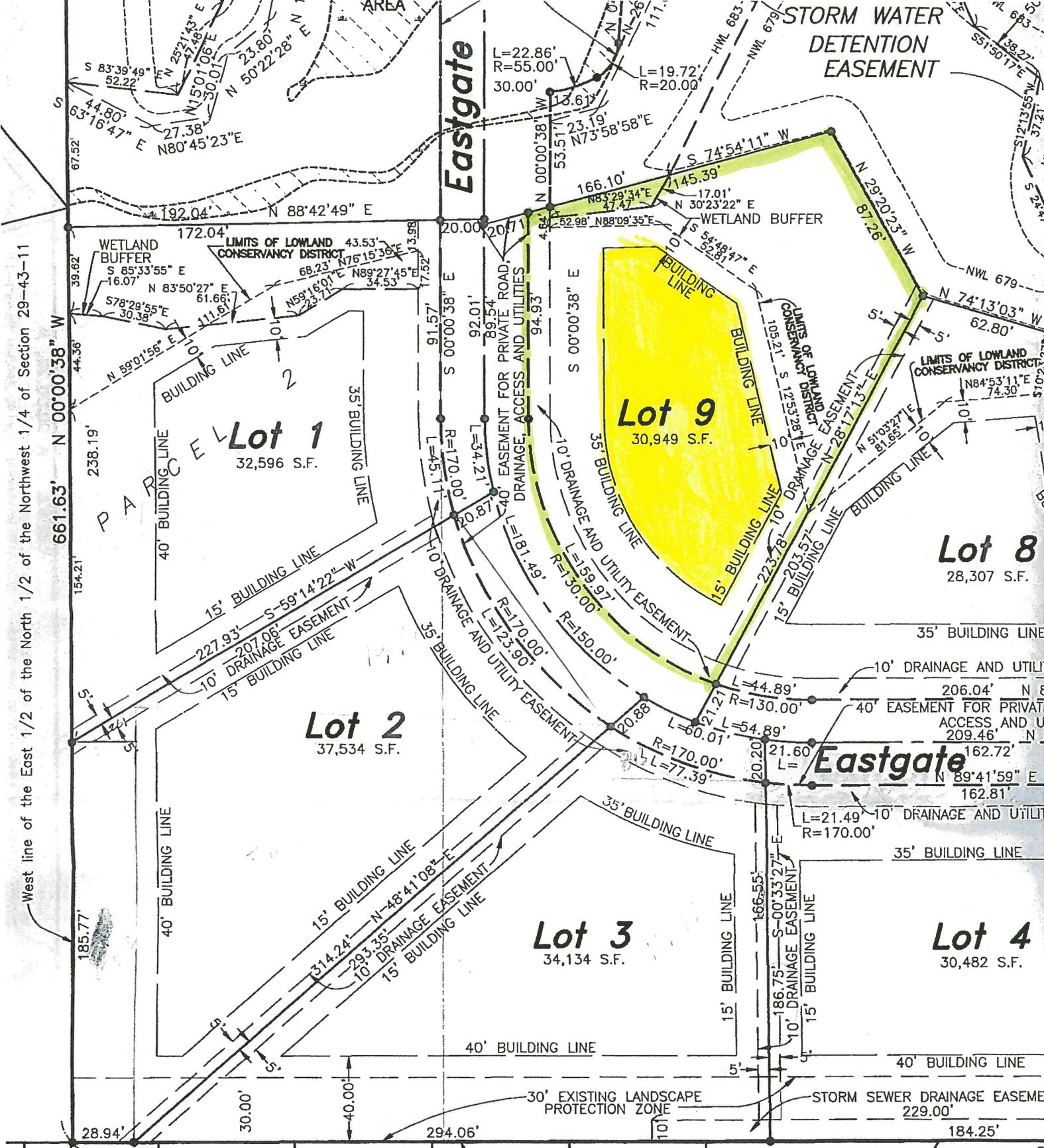
PROPERTY OWNER(S)

APPLICATION APPROVAL: DATE:

West line of the East 1/2 of the North 1/2 of the Northwest 1/4 of Section 29-43-11

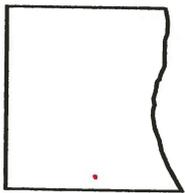
Eastgate

STORM WATER
DETENTION
EASEMENT



Lot 37	Lot 38	Lot 39	Lot 40	Lot 41	Lot 42	9 Outlook 1,656 S.
BLOCK "1"						
Strathmore Grove in Buffalo Grove Unit 1						
BY Document 1655059						

Lake County, Illinois



LakeCounty
Geographic Information System

Lake County Department
of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 04/15/2014



-  Forest Preserves
-  Lake County Border
-  Streams
-  Tax Parcels
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