

Item #1B:
Signage, Landscaping, Lighting, Site Plan & Building Elevations
For Harbor Retirement Associates Senior Living Center



ITEM #3: For the **ARCHITECTURAL COMMISSION** on **MONDAY, June 16th @ 7:00 P.M.**

REQUEST: Consideration of a request for an amendment to the previously approved Special Use Permit and Planned Unit Development approval known as the Fairfield Village Planned Unit Development and with the R-2 PUD District to provide for a senior living center with Memory Care and Assisted Living Facilities and specifically the signage, landscaping, lighting, site plan/plat and building elevations proposed for the property at 1190 Old McHenry Road, submitted by Harbor Retirement Associates.

HISTORY:

The property is located on the southwest corner of Route 83 and Old McHenry Road. The property in question is comprises Lot 17 of the previously approved Fairfield PUD and consists of 10 acres of land area. This property is presently zoned R-2 PUD.

The property was developed under the approval ordinance for the Fairfield PUD in 1979. Resolution 79-R-15 identified most of the parameters for the development of this parcel. The property in question is referred to as "Parcel A" and also references the Fairfield Savings & Loan (now Midwest Bank).

Per the parameters of this approval "Parcel A" may contain a total maximum leasable square footage of 85,000 square feet (minus the existing bank building) of office space. This square footage may be contained in multiple structures but shall not have a height in excess of 35 feet. Additionally the petitioner must abide by the setback restrictions (i.e. building box) as identified on the recorded Fairfield PUD plat.

In 2008 the AC reviewed a proposal for the "Long Grove Promenade" which was proposed as build out of the office space contemplated for the site. This proposal never moved forward.

In 2010 an additional special use permit was granted to T-Mobile to allow a personal wireless services antenna (cell tower) on the property so long as the antenna was wholly enclosed within the existing structure (Bank building).

PROPOSAL:

Petitioners are seeking an amendment to the previously approved Special Use Permit/PUD approval known as the Fairfield Village Planned Unit Development and with the R-2 PUD District with relief requested including to building height, and parking to provide for redevelopment of the property as a senior living center ("nursing home") with Memory Care and Assisted Living Facilities on the property and temporary relocation of the existing T-Mobile wireless antenna currently located in the existing building to the northwest corner of the site until March 2015. As proposed the facility would contain 138 units and house 150 patients (beds). Additionally, 90 staff associated (both full and part time) are anticipated to support resident/ patient care at the facility. The facility would be divided into 58 memory care (Alzheimer's/Dementia Care) units and 80 assisted living units.

No reclassification of the property is required or requested as “nursing homes” are considered special uses in the residential districts. The existing bank building would be demolished and the cell tower temporarily located on the northwest corner of the site (until 2015).

STAFF REVIEW:

Portions of the proposal (e.g. landscaping, elevations, lighting, preliminary plan/plat, and signage) require Architectural Commission (AC) review. These are as follows;

Preliminary Elevations

Petitioner has submitted elevations for the proposed structure. As proposed the structure would be two stories tall with building height of 35 feet or less. The only exception to the build height is cupola proposed in the center of the structure. This feature is largely decorative and serves to mirror the architecture in the Sunset Grove Development. Petitioner has asked for relief from the 35’ height maximum to 42’ for the cupola in this proposal.

A small portion of the entrance canopy (the “At Porte Cochere”) on the east side of the structure encroaches beyond the building setback but is located outside of the scenic corridor area. Petitioners indicate this structure is necessary to the facility from both the practical and aesthetic perspectives of the building.

The structure will be constructed largely of masonry (brick) and hardi-board exterior with stone accents and an asphalt shingle roof (elevations and materials list attached). Elements the building façade were designed to capture the essence of the Sunset Grove development across the street.

The zoning code offers these standards for Architectural Review;

1. Similarity Or Dissimilarity:

- (a) Excessive similarity or dissimilarity with nearby buildings should be avoided.
- (b) Buildings should not be dwarfed or obstructed from view by nearby buildings.

3. Elevations:

- (a) The scale and height of the project should be visually compatible with the landscaping and topography of the site and with buildings on the site and in the surrounding area.
- (b) The relationship of solids to voids in the front facade of a project should be visually compatible with buildings, public ways and places to which it is visually related.
- (c) The visual continuity of roofs and their contributing elements (such as parapet walls, coping, and cornices) shall be maintained in building development or redevelopment.
- (d) Monotony should be avoided.

(e) The project should be designed to meet, if not exceed, the buffer yard requirements of this title to maximum screening and buffering in order to protect neighboring properties from the project.

5. Type, Color And Texture Of Materials:

(a) Materials should be new and of first rate quality.

(b) Materials should be selected for both their durability and beauty.

(c) Colors of the materials for the project should be harmonious with only compatible accents.

(d) A project that is obviously incongruous with its surroundings or unsightly and grotesque should be avoided.

(e) A project whose design or color may be distracting to vehicular traffic so as to cause a safety hazard should be avoided.

Trash enclosure elevations have been submitted as well. These will be constructed of brick on three sides with lockable wood plank gates across the opening.

The zoning code requires the following for refuse containers;

(F) Refuse Containers; Outdoor Storage:

1. Screening: All refuse containers and all areas of permitted outdoor storage shall be enclosed on at least three (3) sides by an opaque fence, wall, or densely planted evergreen hedge of a height and in a manner sufficient to completely screen such containers or storage areas from view from adjoining properties and public or private streets.

2. Location: No refuse containers or storage areas shall be located between any principal structure and either its front or corner side lot line.

3. Exemptions: The requirements of subsection (F) 1 of this section shall not apply to standard receptacles permitted for use by single-family dwellings. None of the requirements of this subsection (F) shall apply to receptacles placed and maintained for use by the general public to avoid littering.

Lighting

Proposed lighting is best classified as “Class 2” Lighting per the Village Code. Lighting of this nature requires AC review and approval.

30 fixtures are proposed for site illumination. Fixtures would be 18’ feet in height with 21” & 18” arm mounts. 5 fixtures in the west parking area would have double mount fixtures. Fixtures taller than 15’ require AC review and approval. LED light sources are proposed as well and require AC consideration. Fixture style (non-19th century) should be considered by the AC as well.

Photometrics for the site have been submitted along with proposed fixtures for the site. Per this plan light does not escape from the site with the exception of the ingress & egress points and along "Fairfield Drive" which abuts the medical center to the north.

Generally speaking, exterior lighting should be designed to be consistent with the village's dark at night character and shall, at a minimum, comply with the lighting restrictions contained in this title as follows;

TABLE 5-14-A LIGHTING SYSTEM TESTS

Each lighting system must be permitted or have received approval in each test group (1 through 6) before a permit will be issued.

SYMBOLS

P = Permitted	NP = Not permitted	AB = Architectural board approval required
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TEST 1

Usages Permitted	Class 1	Class 2	Class 3	Class 4
Commercial building lighting	AB	AB	AB	–
Commercial parking lot	AB	AB	–	–
Driveway lighting	AB	AB	P	–
Exterior lighting of dwelling	AB	–	P	–
Holiday lighting	P	P	P	–
Intersection or street lighting	AB	AB	AB	AB
Landscape lighting	AB	AB	AB	–
Municipal parking lot	P	–	–	–
Private sign illumination	NP	AB	NP	–
Residential yard/grounds lighting	AB	–	P	–
Roadsign lighting	AB	AB	NP	–
Security lighting	AB	AB	AB	–

TEST 2

Light Sources Permitted	Class 1	Class 2	Class 3	Class 4
Halogen	AB	AB	AB	AB
Incandescent (malibu type)	NP	NP	P	-
Incandescent (multicolored Christmas or temporary use)	P	P	P	-
Incandescent (white or clear)	P	P	P	P
Mercury vapor	NP	P	NP	P
Natural gas	P	P	P	P
Sodium vapor	NP	NP	NP	NP
Other	AB	AB	AB	AB

TEST 3

Fixture Styles Permitted	Class 1	Class 2	Class 3	Class 4
Fixtures depicting 19th century styles	P	P	P	P
Other	NP	AB	P	P

TEST 4

Fixture Height	Class 1	Class 2	Class 3	Class 4
Fixture 15 feet or less	P	P	P	P
Fixture higher than 15 feet	AB	AB	NP	P

TEST 5

Brightness	Class 1	Class 2	Class 3	Class 4
Source watts over 200	NP	NP	NP	AB
Source watts under 200	P	P	P	P

TEST 6

Illumination Of Adjacent Lot	Class 1	Class 2	Class 3	Class 4
Direct light greater than 2 foot-lamberts from any source reflected off a white surface which is 12 feet from source	NP	NP	NP	-
External lights which glare into traffic and/or adjacent neighboring properties	NP	NP	NP	-
Reflected light from a dwelling, commercial structure, or sign which is greater than 2 foot-lamberts when measured at the structure. Also applies to structure inadvertently lighted	NP	NP	NP	-

Landscaping

Petitioner has submitted landscape plan for consideration by the AC. As is practical existing trees on-site will be preserved.

The existing 40' buffer yard along the west side of the property will remain as platted and be enhanced with additional planting. As proposed plantings will be largely native shade and ornamental trees. Evergreen trees will also be used and in particular along the western landscape easement.

Review standards are offered as follows;

Landscaping:

- (a) Landscaping plans should be consistent with the natural environment of the site, adjacent properties, and the surrounding area; provided that, when a site is open, suitable landscaping consistent with the wooded nature of the village should be provided.
- (b) Existing natural features should be appropriately preserved and integrated into the project. Under appropriate circumstances, a conservation strip consisting of landscaping and natural growth but excluding lawns and any impervious surface between adjacent properties would promote this objective.

Signage

Preliminary signage indicates a ground sign of approximately 18 square feet is contemplated for the site. Location is not identified by presumed to be near an entrance to the structure. Signage may or may not be illuminated at this point. Additional monument signage (similar to that at Sunset Grove) is being considered but no plans for such signage have been submitted.

There are no signage standards for this type of sign and such signage may be approved as part of the SUP/PUD process.

The downtown design guidelines offer some guidance with regard to signage (attached).

Preliminary PUD Plan / Plat

Although no re-subdivision of the property is anticipated a preliminary plan plat is required. This plan identifies particular feature of the development and two items for consideration;

First, alterations to the existing berms, including pathways are contemplated.

Second, demolition of the bank building necessitates that something be done with the cell tower (per the lease agreement). Petitioner proposes that this structure be placed temporarily in the northwest corner of the property until such time as the current lease expires (March 2015). Petitioners would prefer the tower be located off this site.

In general the site plan is more or less consistent with the present layout of the site.

Review standards are offered as follows;

Site Plan:

- (a) The site should be planned to meet, if not exceed, setbacks and to establish, protect, and enhance buffer yards between properties and to minimize disturbance to the natural landscaping on the site. Further, the project should be designed to preserve and enhance natural features on the site, including, without limitation, existing trees, wooded areas, buffer yards, and landscaping.
- (b) Access to the site and circulation thereon should be safe and convenient for pedestrians, cyclists, and vehicles.
- (c) Driveways should be located to maintain adequate space between cuts in the streetscape.
- (d) Driveway and parking areas should be screened to reduce visual intrusions into surrounding properties and to enhance the secluded appearance of the village.
- (e) Screening or fencing should be consistent in design and materials with the principal buildings on the subject and adjacent properties.
- (f) Monotony should be avoided.

Downtown Master Plan

This property is part of the "Downtown Master Plan" adopted by the Village in 2008. This document anticipates redevelopment of this property as part of the "Illinois Route 53 Sub-District". The proposal has many characteristics which serve to implement general goals and objectives of the Village namely;

- Extension of the pathway system; a proposed a segment would connect the Old McHenry Road pathway to closer to the pathways in the Sunset Grove Development.
- Enhanced site improvements including parking, landscaping and other amenities which improve the "gateway" status of the site.
- The opportunity for enhanced gateway and wayfinding amenities linked to the downtown.

ARCHITECTURAL COMMISSION DECISION:

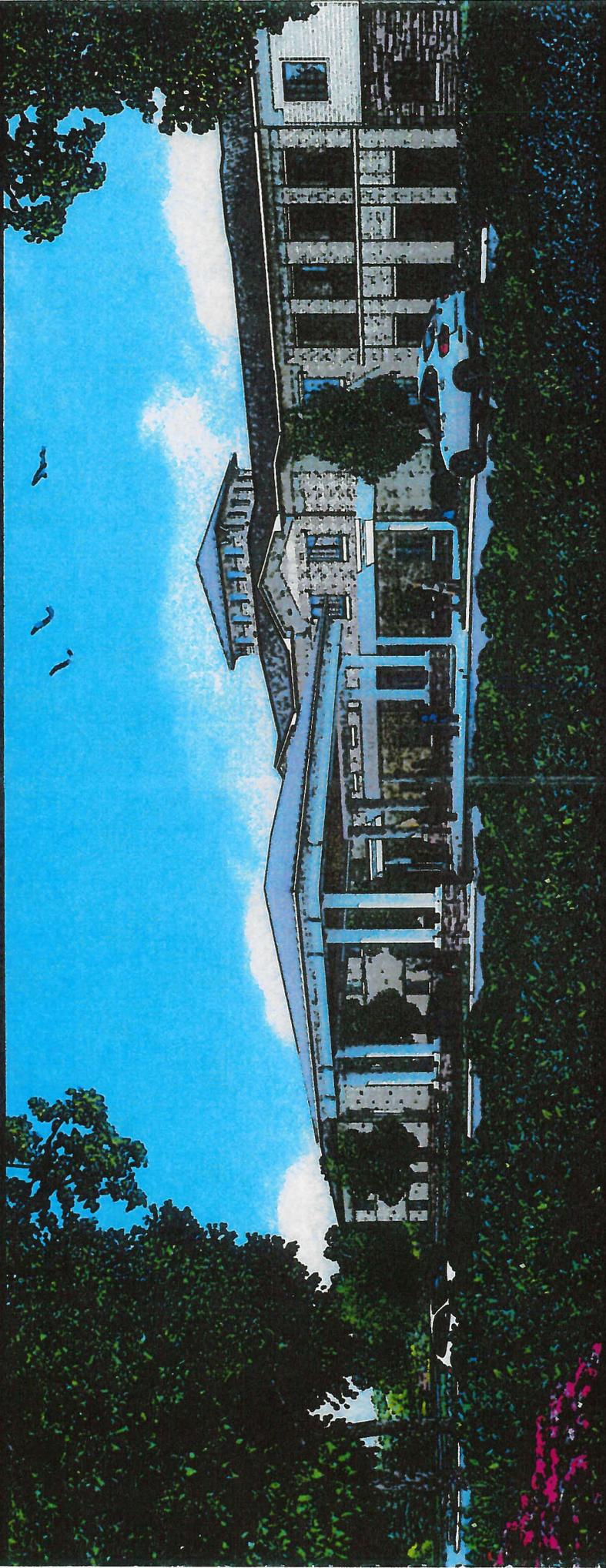
Elevations should be considered recognizing the concepts and recommendations of the proposed “downtown master plan” to the greatest extent possible. Coordination of the look of this proposal with other developments in the area (i.e. Sunset Grove) should also be considered.

The AB should review the request for lighting in conformance with the attached lighting criteria from the Village Code and make a determination on fixture style, illumination source (LED) and fixture height.

Review of the landscape plan should be undertaken with consideration of the residential uses to the west. Petitioner has kept parking near the building and increased landscaping along the 40’ buffer yard to the west. Of note the buffer yard area has deteriorated over time and landscaping (as well as maintenance) should serve to greatly improve the effectiveness of this buffer.

The AC should review and make recommendation on signage as well. Additional signage may be forthcoming with final plans however.

The site plan/plat as submitted by the petitioner has been carefully crafted to work within the constraints of the approved PUD. These constraints have been an impediment to redevelopment of this property. Of note the site plan is more or less consistent with the current configuration of the site and works within the plat constraints of the PUD as well.

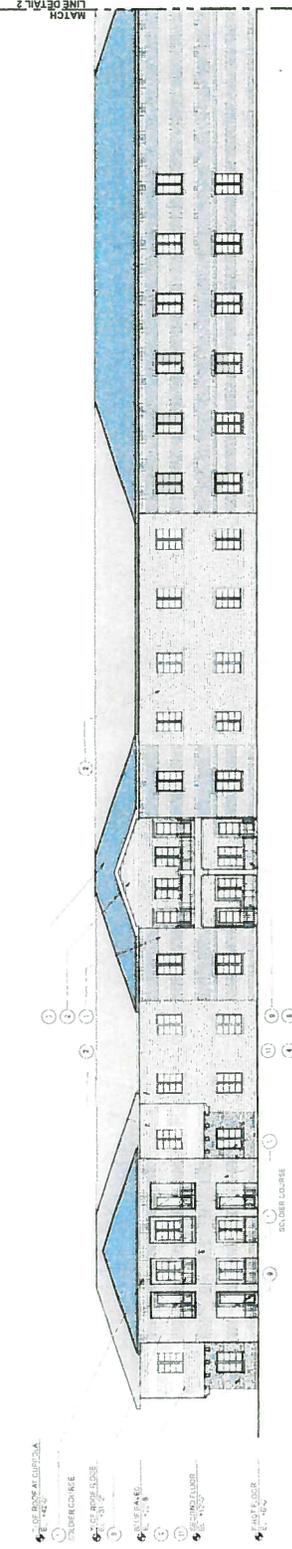


RENDERING AT ENTRY
06.03.2014

HARBOR RETIREMENT ASSOCIATES
Lakeside Grand Estates

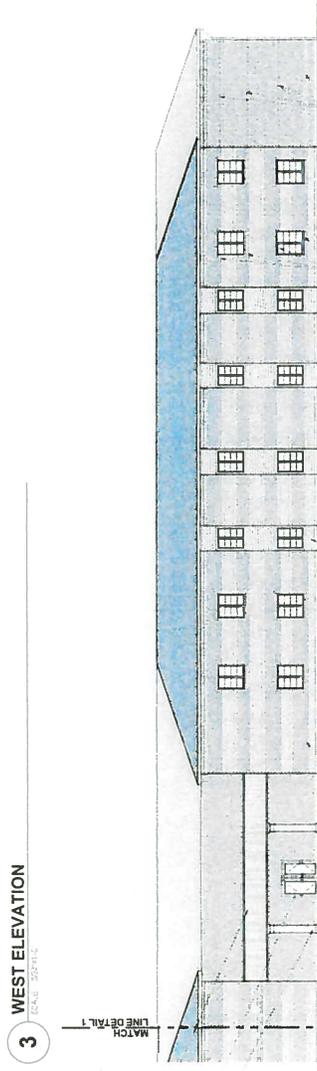


- 1 FACE BRICK
- 2 BRICK ON BOARD SIDING
- 3 ASPHALT SHINGLES
- 4 VON... EXPOSED BRICKS WITH ARCHITECTURAL MORTAR
- 5 PRECAST CONCRETE PANELS WITH ARCHITECTURAL MORTAR
- 6 PRECAST CONCRETE PANELS WITH ARCHITECTURAL MORTAR
- 7 PAINTED WOOD COLUMN AND CORNER
- 8 PRECAST CONCRETE PANELS
- 9 PRECAST CONCRETE PANELS
- 10 PRECAST CONCRETE PANELS
- 11 PRECAST CONCRETE PANELS
- 12 DECORATIVE STONE



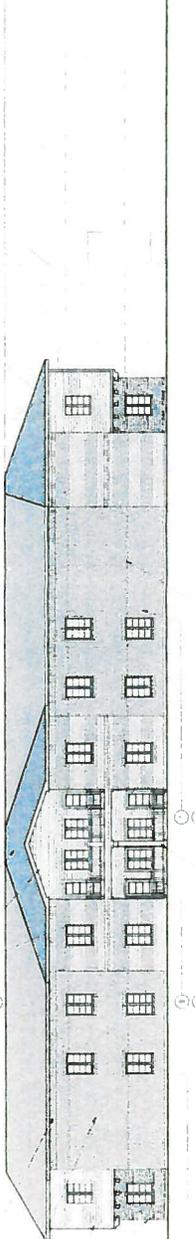
3 WEST ELEVATION
SCALE: 1/8"=1'-0"

- 1 FACE BRICK
- 2 BRICK ON BOARD SIDING
- 3 ASPHALT SHINGLES
- 4 VON... EXPOSED BRICKS WITH ARCHITECTURAL MORTAR
- 5 PRECAST CONCRETE PANELS WITH ARCHITECTURAL MORTAR
- 6 PRECAST CONCRETE PANELS WITH ARCHITECTURAL MORTAR
- 7 PAINTED WOOD COLUMN AND CORNER
- 8 PRECAST CONCRETE PANELS
- 9 PRECAST CONCRETE PANELS
- 10 PRECAST CONCRETE PANELS
- 11 PRECAST CONCRETE PANELS
- 12 DECORATIVE STONE



2 WEST ELEVATION
SCALE: 1/8"=1'-0"

- 1 FACE BRICK
- 2 BRICK ON BOARD SIDING
- 3 ASPHALT SHINGLES
- 4 VON... EXPOSED BRICKS WITH ARCHITECTURAL MORTAR
- 5 PRECAST CONCRETE PANELS WITH ARCHITECTURAL MORTAR
- 6 PRECAST CONCRETE PANELS WITH ARCHITECTURAL MORTAR
- 7 PAINTED WOOD COLUMN AND CORNER
- 8 PRECAST CONCRETE PANELS
- 9 PRECAST CONCRETE PANELS
- 10 PRECAST CONCRETE PANELS
- 11 PRECAST CONCRETE PANELS
- 12 DECORATIVE STONE



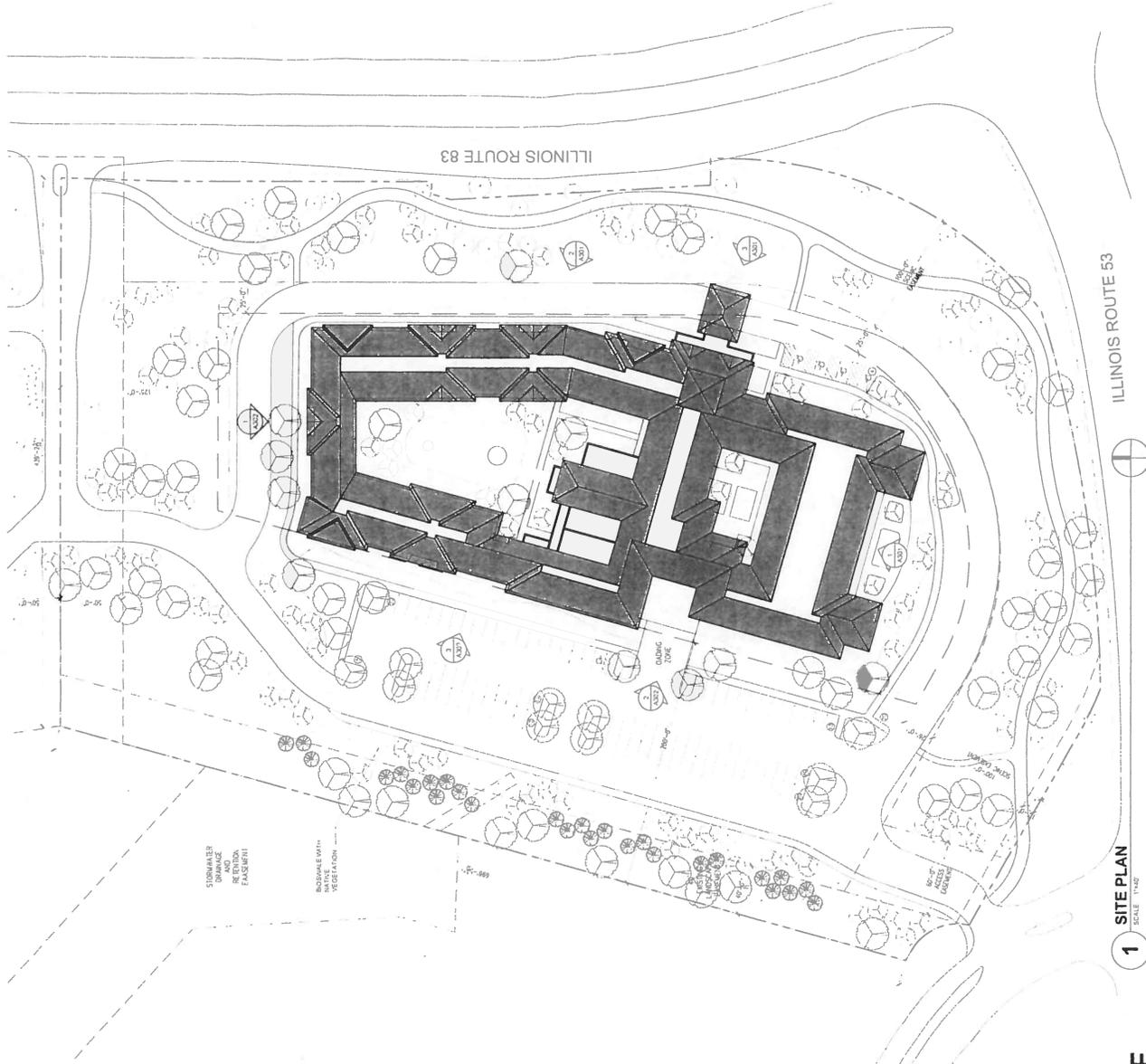
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATIONS
06.03.2014 ZBA SUBMISSION

HARBOR RETIREMENT ASSOCIATES
LONG GROVE ILLINOIS

- ① FACE BRICK
- ② FIBER CEMENT BOARD SIDING
- ③ ASPHALT SHINGLES
- ④ VINYL CASEMENT WINDOWS WITH ARCHITECTURAL MUNTINS
- ⑤ PRE-FINISHED ALUMINUM GUTTER AND DOWN SPOUT
- ⑥ PRECAST DECORATIVE BANDING
- ⑦ PAINTED FIBER GLASS COLUMN
- ⑧ PAINTED WOOD COLUMN & BALCONY EDGE
- ⑨ PRE-FINISHED METAL RAILING
- ⑩ PRE-FINISHED METAL STANDING SEAM ROOF
- ⑪ DECORATIVE STONE
- ⑫ PRE-FINISHED ALUMINUM STORE FRONT AND DOORS

- EXISTING TREE TO REMAIN
- NEW EVERGREEN TREE
- NEW NATIVE ORNAMENTAL TREE
- NEW NATIVE SHADE TREE
- BIRDFALE IMITATIVE VEGETATION



CONCRETE DRIVEWAY AND DRIVEWAY REVISIONS ENLIGHTEN

BIRDFALE WITH IMITATIVE VEGETATION

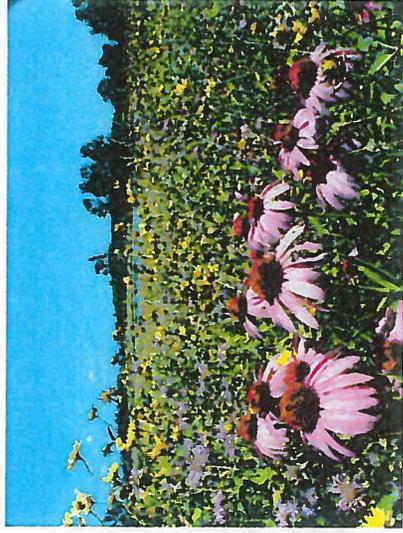
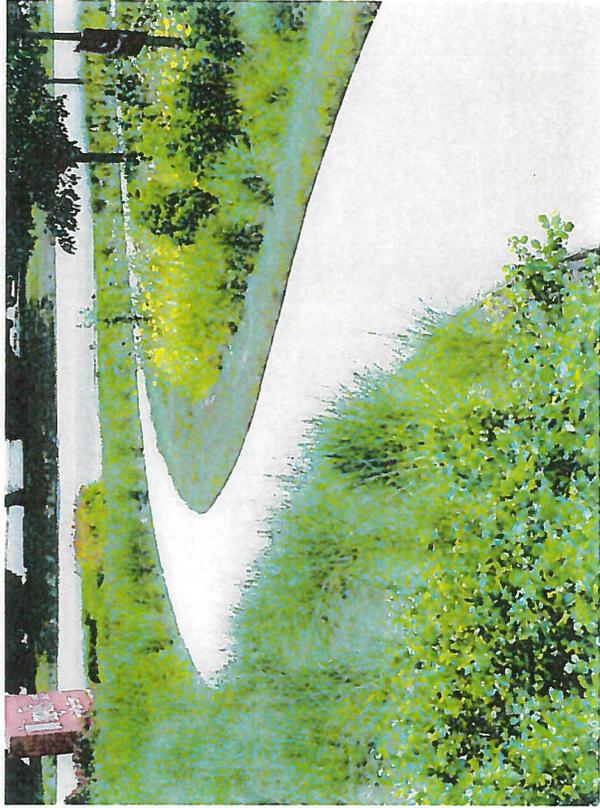
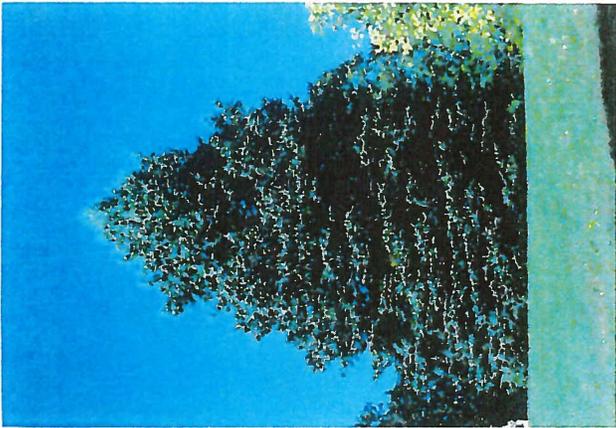
1 SITE PLAN
SCALE 1/4" = 1'-0"

PLAN SITE
06.03.2014 ZBA SUBMISSION

HARBOR RETIREMENT ASSOCIATES
LONG GROVE ILLINOIS



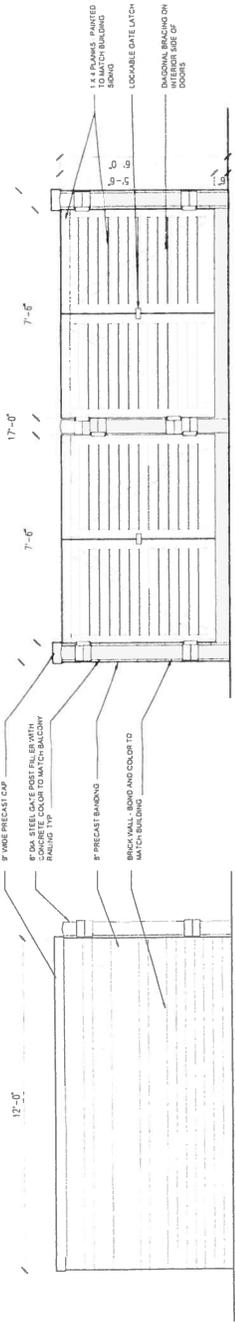
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PLANT PALETTE
06.03.2014 ZBA SUBMISSION

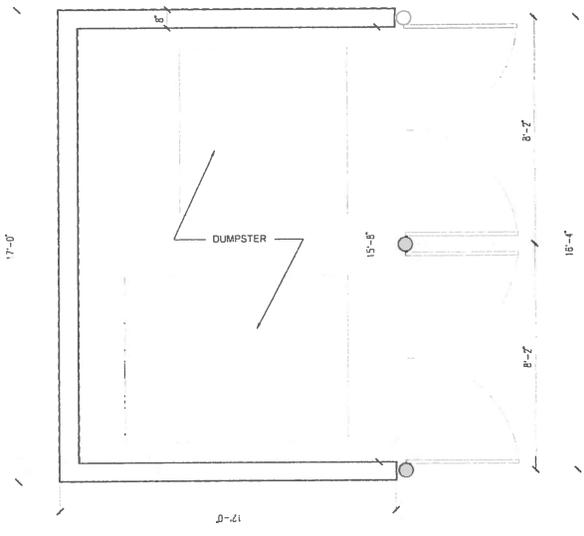
HARBOR RETIREMENT ASSOCIATES
LONG GROVE ILLINOIS

SCF
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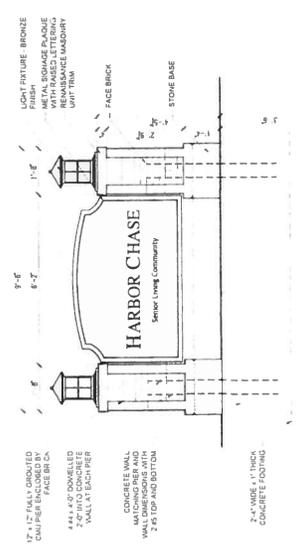


4 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2"=1'-0"

2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2"=1'-0"



1 TRASH ENCLOSURE PLAN
SCALE: 1/2"=1'-0"



3 MONUMENTAL SIGN
SCALE: 1/2"=1'-0"

Planning and Design Guidelines Public Improvements, *continued*

Business District

Lighting

Follow the design recommendations listed for the Historic Downtown.

Lights should follow the requirements set forth in the Long Grove Municipal Code, 5.5-9. Exterior lighting with, to the greatest extent possible, the following addresses: receptacles, electrical wiring, and all other details of construction shall be in accordance with the National Electrical Code, as amended.

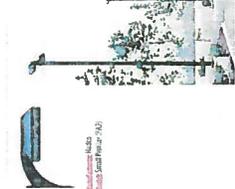
- Lighting design should articulate the material of construction system, fixture or operation for safety.
- Consider lighting distribution to illuminate necessary areas of our walkways of sidewalks.
- Fixtures appropriate to the historic district, color, height, placement, and location should be appropriate and aesthetically pleasing.
- Light poles are required to be setback at least 2 feet from walkways.
- Use white light in pedestrian areas.
- Lighting levels must be in accordance with the latest edition of the Illumination Engineering Society (IES) Lighting Handbook.

Color: Black
Material: Traditional Style, Dark Sky Friendly
Finish: Traditional Metal
Height: 20 feet along Old Military and Robert Parker Coffin Road
 12-16 feet along local walkways
Accessories: Hanging Baskets or Banner Arms



- Parking lot lighting should be adequate to ensure pedestrian and vehicular safety and be achieved by a photocell for public illumination in unoccupied lots and regular walkway use with traditional lighting.
- Design parking lot lighting to reflect on the surrounding properties. Provide a minimum of 1 foot-candle of illumination for the entire lot.
- Pole placement and location should be in accordance with the department's standards. Poles should be located in planter plantings.
- Remove and repair or existing non-performing units.
- Parking lots shall have lighting levels in accordance with the latest edition of the Illumination Engineering Society (IES) Lighting Handbook.

Color: Black
Material: Dark Sky Friendly
Finish: Traditional Metal
Postament Height: 25 feet



No municipal parking is provided outside of the Historic Downtown.

Planning and Design Guidelines Privately-owned Properties, *continued*

HIGHWAY DOWNTOWN

Signs

Signs shall follow the requirements set forth in the Long Grove Municipal Code, 5.9.5 Signs, to the greatest extent possible, except as noted below.

General Requirements

- Signs must reflect the historic and eclectic feel of the Long Grove Historic Downtown and be integrated within the landscaping and architecture whenever possible.
- Creative and unique signs are encouraged.
- Signs may not be normally illuminated.
- Recessed signs can be illuminated with historically appropriate fixtures.
- Signs may be illuminated with low-voltage lighting, ground sign lighting, or other fixtures designed to be hidden from view.

Placement

- Signs shall be placed more than 12 feet above finished grade at the main entrance of the building.
- Signs must be placed adjacent to the sidewalk if they are extended to some space.
- Window signs are allowed but are to cover no more than 20% of the total window space.

Colors

- A darker background with lighter letters is encouraged.
- The body color for awnings and canopies that blend with the building facade.

Materials

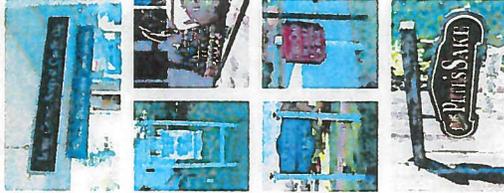
- Signs should be simple and constructed of high quality materials.
- Signs must be durable, well-maintained, and designed for easy maintenance.
- Suggested materials include painted wood, metal, and stone.
- No particle board or plastic is allowed.

Construction

- Signs shall be limited to the business name and a maximum of five additional words describing the products or services.
- Signs may not include an email, web address, or phone number of the business.
- A graphic or symbol may be included on the sign given its complementary to the overall design of the sign.

Temporary Signs

- Temporary signs must comply with Section 5.9.3 of the Long Grove Municipal Code.
- Hand lettered or temporary ground stake signs are prohibited.
- Daily rental "Specialty" signs or sandwich boards are not allowed to be placed within the right of way.



Business District

Signage Requirements

Follow the design recommendations listed for the Historic Downtown with the below differences.

General Requirements

- Use low profile signs, which are compatible with the architecture of the building.
- Signage should provide information and direction to direct people without entrance or delay.

Placement

- Wall signs should be integrated into the facade of the building or landscape design.

Materials

- Materials should complement architecture of the building.

Form and Placement Signs

- Use low profile signs, which are compatible with the building architecture and use for brand, office, service, and entrance signage should be designed as recessed signage.
- Each device/signage may not have more than one recessed sign.

- One sign per window is allowed. Ground signs of all colors must not be more than 8 feet tall, measured from the local grade to the top of the sign.
- Ground signs for development must not be taller than 15 feet, measured from the local grade to the top of the sign.

Lighting

- Illuminated signs should only light the letters of the sign, not the background.
- Signs can be internally illuminated.

