



ITEM #4: For the **ARCHITECTURAL COMMISSION** on **MONDAY, October 20th @ 7:00 P.M.**

REQUEST: Consideration of the final site plan, landscaping, lighting, signage and elevation plans as part of an application by Harbor Retirement Associates for an amendment to the previously approved Special Use Permit and Planned Unit Development known as the Fairfield Village Planned Unit Development and within the R-2 PUD District to provide for a senior living center with Memory Care and Assisted Living Facilities 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 comprised of 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).

This proposal was given preliminary approval by the Village Board in June of this year (Ord. 2014-O-12). The AC also reviewed the preliminary plans in June.

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.

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.

STAFF REVIEW:

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

Final Elevations

At the June AC meeting the Commission reviewed the preliminary elevations for the structure. While generally positive the Commission raised a concern with east elevation of the structure and large expanse of brick and windows from the "at porte cochere" to the south end of the building and the look of this from Rt. 83. It was suggested the petitioner considered modifications to the roof lines to relieve the monotony.

The following motion was made with regard to the request;

A motion was made by Commissioner Calas, seconded by Commissioner Closson; to accept the preliminary elevations for the proposed structure as submitted with the condition that the roof lines be altered on the east elevation to minimize the monotony of the structure. On a voice vote; all aye.

Petitioner has submitted revised final elevations for the proposed structure (attached). The structure remains two stories tall with building height of 35 feet or less with the exception of the cupola proposed in the center of the structure (42' height for the cupola). This feature is largely decorative and serves to mirror the architecture in the Sunset Grove Development.

In general the final plans are in "substantial compliance" with the preliminary plans. Modifications in have been made to address the condition on the approval as recommended by the AC. These consist of the addition of dormers above the recessed windows along the east and west elevations. A side from this modification the proposed structure is consistent in terms of height, configuration and building materials with the preliminary plans as submitted and approved.

Final plans for the trash enclosures, consistent with the preliminary approval, are also included.

Final Lighting Plans

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

In June the AC reviewed the lighting plans as submitted, particularly the photometric plan and noted no light "escaped" from the property, particularly along the west lot line abutting residential uses. The AC found the requested lighting to be in conformance with the lighting standards for the Village.

A motion was made by Commissioner Styer, seconded by Commissioner Closson, to recommend approval of the proposed lighting as submitted including fixture style, illumination source (LED) and fixture height (18 feet). On a voice vote; all aye.

The petitioner has submitted final illumination plans (attached) with 40 fixtures 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. This is consistent with the preliminary approval.

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.

Final photometric & lighting plans are consistent with the preliminary approval.

Final Landscaping

Petitioner has submitted final landscape plan (attached) for consideration by the AC. As is practical existing trees on-site are being preserved.

Per the preliminary submittal the goal is to enhance the existing landscaping with native perennials and grasses to the greatest extent possible. Berms in the scenic corridor would be kept but re-graded to be more undulating in shape. An asphalt pathway would meander through the berm. Landscaping along the west property line would be greatly enhanced and screen the existing residences from the proposed structure. A bio-swale would be incorporated along the west property line to help filter runoff from the site and enhance the overall water quality of the existing detention pond in Fairfield Village into which the site would drain.

The AC had no questions regarding the landscape plan. A motion was made by Commissioner Tapas, seconded by Commissioner Styer, to accept the landscape plan as submitted, subject to a final landscaping and grading plan being supplied showing berms and pathways (w/materials). On a voice vote; all aye.

Final plans appear consistent with the approved preliminary plans. Final landscape plans have been submitted to the Village Arborist for review. The AC may consider making their approval subject to the finding/recommendations of the Village Arborist.

Final Signage

Final signage plans indicate a ground (monument) sign of approximately 84 square feet is contemplated for the site. Location is not identified on site or engineering plans. It is unknown if the proposed signage will be illuminated at this point. The monument sign is very similar to monument sign for at Sunset Grove (Rt. 83 & Aptakasic).

Signage would be composed of metal lettering mounted to a stone veneer face. Materials appear identical to the stone accents on the façade of the principal structure.

The petitioners presented preliminary signage information including smaller wooden signs to be placed in two locations in the development. These locations were near the ingress/egress points of the development. These signs appear not to be included in the final signage plans.

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

Staff notes a minor concern with the proposed signage. The copy as proposed appears could be interpreted as the facility being a Village facility. This is similar to the concern raised with the “Long Grove Senior Center” proposal.

The copy does mirror the Sunset Grove signage however which also has “Village of Long Grove” as part of the copy. As this is a “gateway” into the community perhaps the copy as proposed makes sense.

This item, along with sign placement, is a topic for consideration by the AC. Previously the AC made the following motion with regard to project signage;

A motion was made by Commissioner Calas, seconded by Commissioner Closson, to accept the conceptual signage as presented subject to detailed final plans including location, materials and lighting being submitted. On a voice vote; all aye.

Final PUD Plan / Plat

The final plans and plat identifies particular feature of the development. The final plans and plat are consistent with the preliminary approval at which two items for identified for consideration;

Alterations to the existing berms are proposed. These include including pathways and regarding of the berms.

Additionally, the existing cell tower is proposed of be located temporarily to the north and west of the principal structure. This is more or less consistent with the general temporary location for the tower as preliminarily proposed.

Staff notes that this location is spelled out in the in the final engineering plans but not the final site plan. Staff suggests this location be consistent on both plans.

ARCHITECTURAL COMMISSION DECISION:

With the exception of a few minor issues plans as submitted are in “substantial compliance” with the Previously approved preliminary plans.

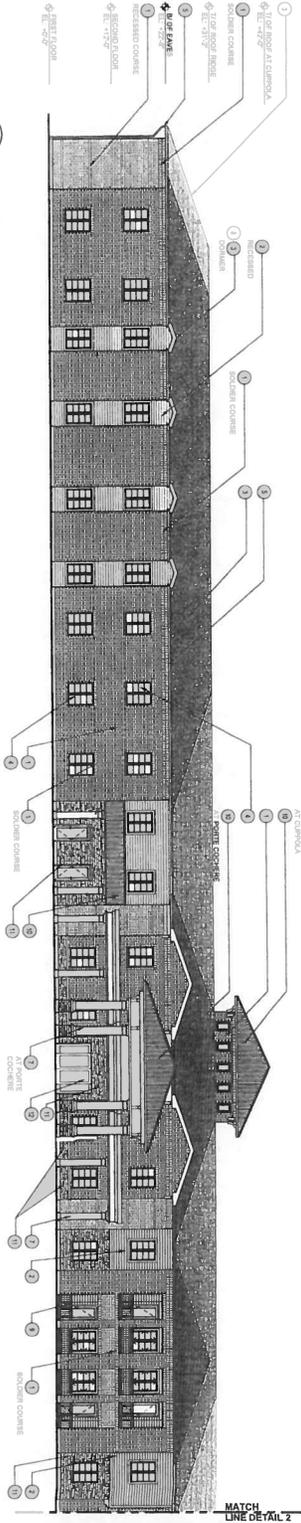
The AC needs to review the revised elevations per their initial comments and concerns.

The AC may wish to defer to the recommendations of the Village Arborist with regard to the landscape plan.

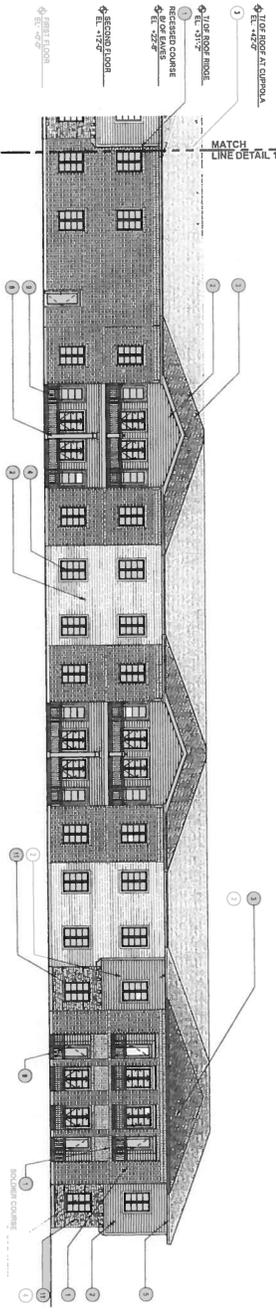
The AC should review and make recommendation on signage as well. Continuation of the signage issue is a possibility if need be.

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. The temporary location of the cell tower should be content on the site plan and plat however.

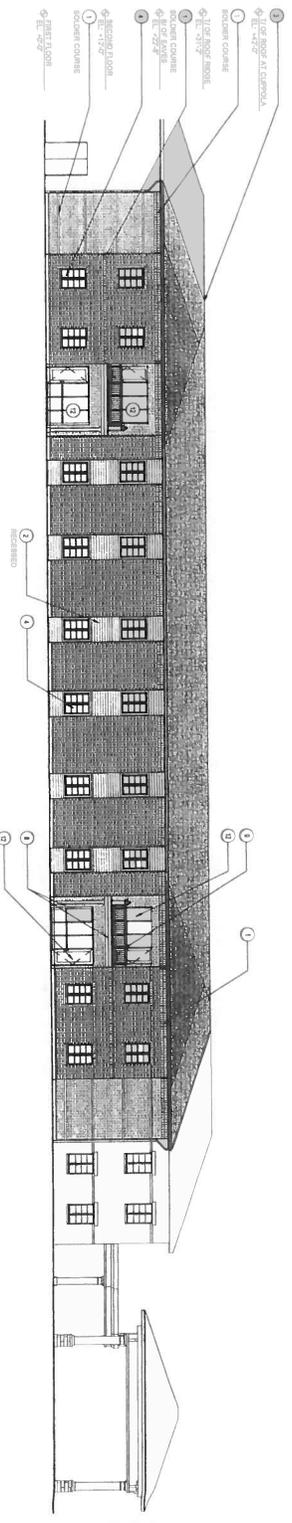
- 1 FACE BRICK
- 2 FINISH CLAYTILE ROOFED BARGE
- 3 ADMIRALTY SHINGLES
- 4 WHITE CASHEMATT WOODWORK WITH ARCHITECTURAL LIGHTING
- 5 PRE-FINISHED ALUMINUM GUTTERS AND DOWN SPOUT
- 6 PRECAST DECORATIVE BANKING
- 7 PAINTED WOOD COLUMN & BARGE TRIM
- 8 PRE-FINISHED METAL BRASS
- 9 PRE-FINISHED METAL STAINLESS STEEL ROOF
- 10 DECORATIVE STONE



3 EAST ELEVATION
SCALE: 3/32"=1'-0"



2 EAST ELEVATION
SCALE: 3/32"=1'-0"



1 SOUTH ELEVATION
SCALE: 3/32"=1'-0"

SCF
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Architecture Planning Interior Design

NO.	DATE	DESCRIPTION
14	10/20/11	ISSUE FOR FINAL AND PERMITS
13	02/23/11	ISSUE FOR DESIGN BIDDING APPROVAL

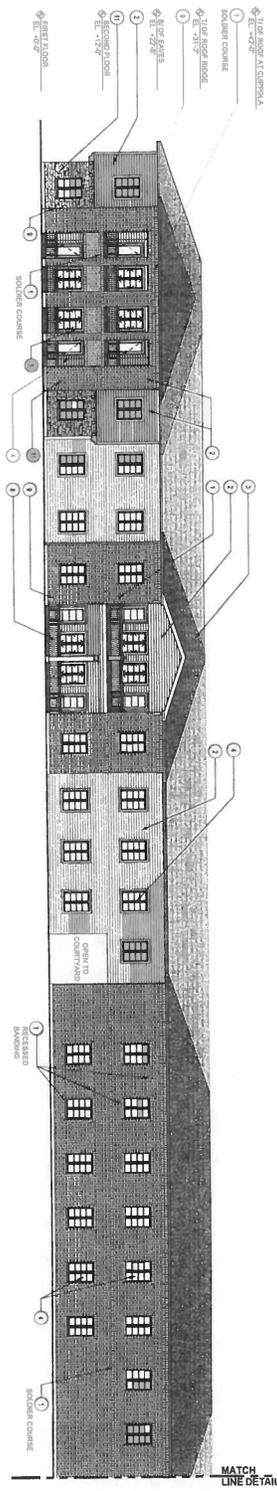
**Harborchase
of Long Grove**
Senior Living Community

Long Grove, Illinois
© 2014 Solomon Cordwell Buenz

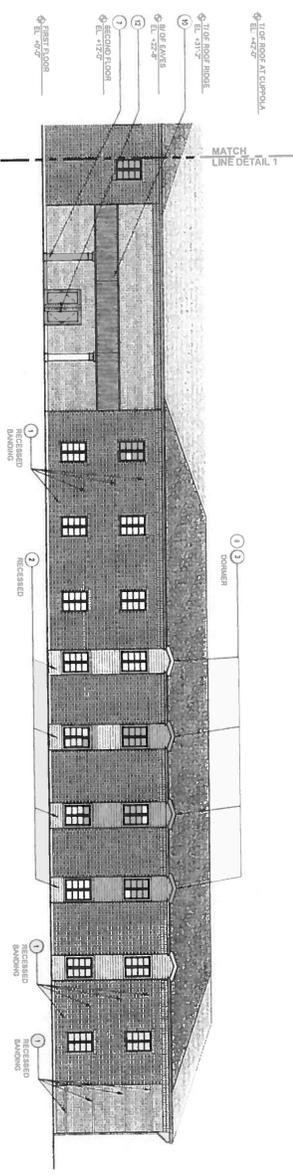
**BUILDING
ELEVATIONS**

Drawn By: _____ Sheet Number: _____
Checked By: _____
PROJECT NO. (with this) **A3.01**
Project Number: **2013039**

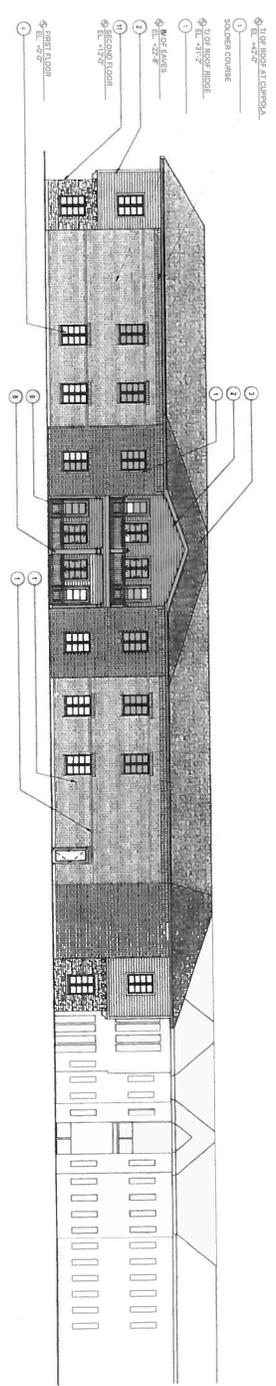
- 1 FACE BRICK
- 2 FIBER GLASS/ BOARD SIMON
- 3 ASPHALT SHINGLES
- 4 VINYL CLADDING WINDOWS WITH ARCHITECTURAL LIGHTING
- 5 RE-FINISHED ALUMINUM SITTERS AND DOWN SPOUT
- 6 PRECAST DECORATIVE SMOKE
- 7 PAINTED FIBER GLASS COLUMN
- 8 PAINTED WOOD COLUMN & SOUL TRAIL
- 9 PRE-FINISHED METAL Siding
- 10 PRE-FINISHED METAL FINISHING BEAM ROOF
- 11 DISCREETIVE STONE



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

SCG
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 Architectural Planning Interior Design

NO.	DATE	DESCRIPTION
1	10/20/11	BASE FOR FINAL SUBMISSION
2	04/25/11	BASE FOR ZONING BOARD APPROVAL

HarborChase of Long Grove
 Senior Living Community

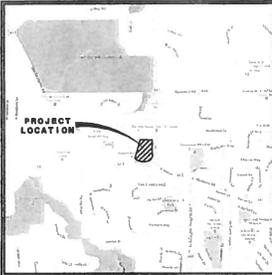
Long Grove, Illinois
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BUILDING ELEVATIONS

Drawn By: _____ Sheet Number: _____
 Checked By: PML/PD/PRA (edit this)
 Project Number: 2013039
A3.02

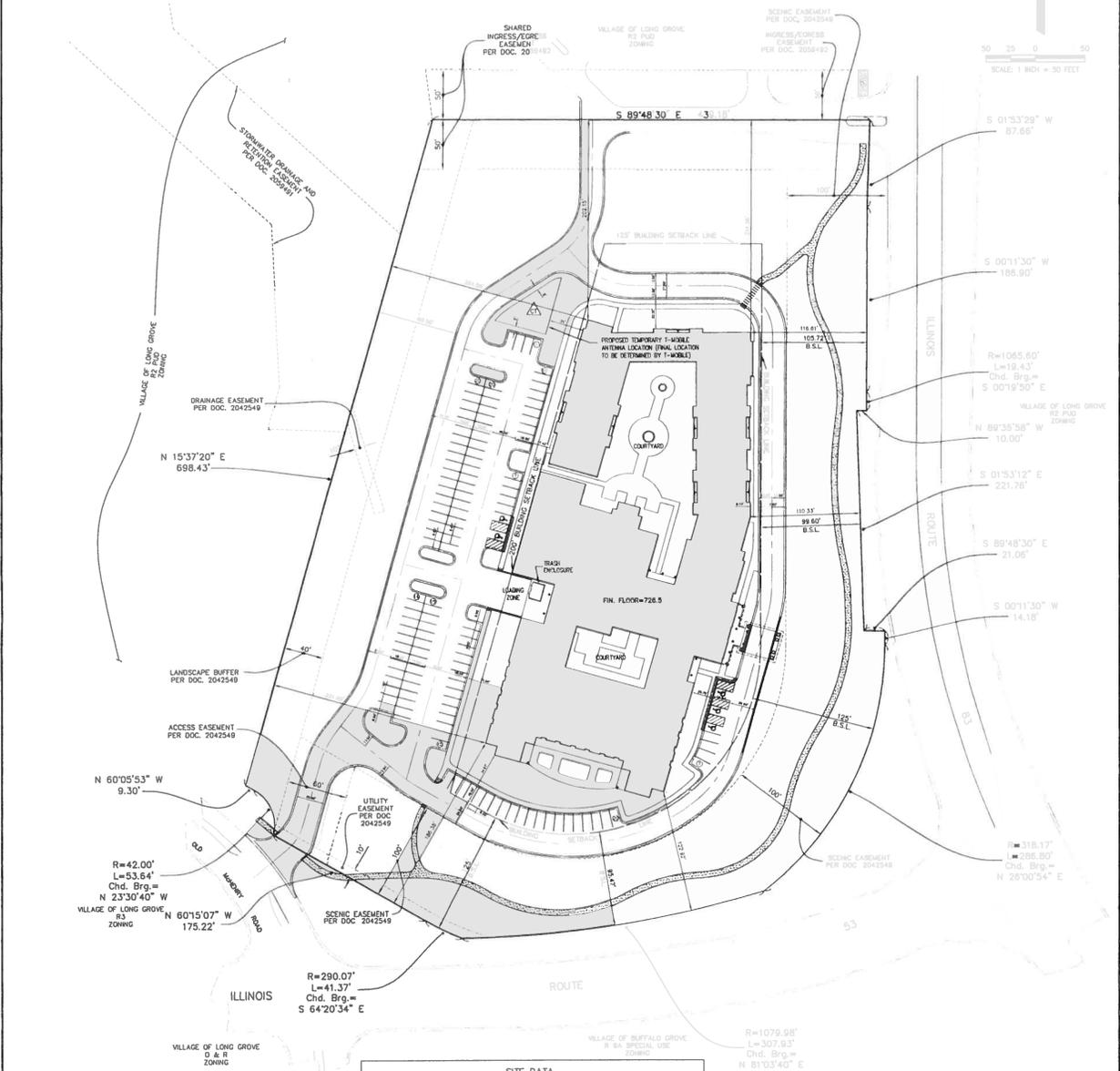
FINAL P.U.D. FOR HARBORCHASE of LONG GROVE, ILLINOIS

LEGAL DESCRIPTION

LOT 17 IN FAIRFIELD VILLAGE [EXCEPT THOSE PARTS TAKEN FOR ROAD BY INSTRUMENT RECORDED AS DOCUMENT 3186932], BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1980 AS DOCUMENT 2042549 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED APRIL 7, 1980 AS DOCUMENT 2055570, IN LAKE COUNTY, ILLINOIS



LOCATION MAP



NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS OF A FOOT.
DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 17 BEING N 15°37'20" E (MEASURED).
URB DIMENSIONS ARE SHOWN TO BACK OF CURB.

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Single Line)
- - - BUILDING LINE (Long Dashed Line)
- - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed - Dotted)

SITE DATA

A. TOTAL SITE	5.73 AC.	100.00%
B. PROPOSED ZONING	R2, PUD	
C. BUILDING S.F.	177,521 S.F.	
1. ASSISTED LIVING UNITS	80	
2. MEMORY CARE UNITS	100	
D. P.A.R.	0.300	
E. BUILDING LOT COVERAGE	85,858 S.F.	
F. BUILDING HEIGHT	33 FT.	
G. OPEN SPACE (ESCENIC EASEMENT, COMMON AREAS, COURTYARDS, STORMWATER MANAGEMENT, ETC.)	158,000 S.F.	58.78%
H. IMPERVIOUS AREA	132	
I. NO. OF PARKING SPACES PROVIDED	132	
J. NO. OF ADA PARKING SPACES REQUIRED	5	
K. NO. OF ADA PARKING SPACES PROVIDED	5	

HARBORCHASE OF LONG GROVE

ZONING DATA	ZONING CODE (PUD)	APPROVED	EXISTING	PROPOSED
LOT AREA	2 ACRES (87,026 S.F.)	0.75 ACRE (32,500 S.F.)	0.75 ACRE (32,500 S.F.)	0.75 ACRE (32,500 S.F.)
PROPOSED USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	CAR - CARE
BUILDING SQUARE FOOTAGE	N/A	85,000 S.F.	0 S.F.	177,521 S.F.
FLOOR AREA RATIO	N/A	0.96	0.00	0.30
BUILDING HEIGHT	N/A	35 FT.	0 FT.	33 FT.
PARKING SPACES REQUIRED	N/A	54	0	54
ADA PARKING SPACES REQUIRED	N/A	2	0	2
ADA PARKING SPACES PROVIDED	N/A	5	0	5
IMPERVIOUS AREA	N/A	132,000 S.F.	0 S.F.	132,000 S.F.
LOT AREA COVERAGE	N/A	25%	0%	85.58%

YARD REQUIREMENTS (BUILDING SETBACKS)	ZONING CODE (PUD)	PROVIDED	EXISTING	PROPOSED
FRONT YARD (ASTRIFE 83)	R2	75 FT.	0 FT.	0 FT.
REAR YARD (NORTH)	R2	45 FT.	0 FT.	0 FT.
FRONT YARD (SOUTH) (RTP. 53)	R2	75 FT.	0 FT.	0 FT.
REAR YARD (SOUTH)	R2	45 FT.	0 FT.	0 FT.
FRONT ARCHITECTURAL FEATURE	R2	45 FT.	0 FT.	0 FT.

PREPARED FOR:
HARBOR RETIREMENT ASSOCIATES
1440 HIGHWAY A1A
VERO BEACH, FL 32963

PREPARED BY:
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PH: 630.882.2100 FAX: 630.882.2199
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DISC NO.: 814003 FILE NAME: FINAL PUD
DRAWN BY: JDC P.L.D. BK. / PG. NO.: ---
COMPLETION DATE: 10-7-14 JOB NO.: 814.003
XREF: OVERALL PROJECT MANAGER: PRP

