



**ITEM #4: For the ARCHITECTURAL COMMISSION on MONDAY, March 16, 2015 @ 7:00 P.M.**

**REQUEST:** Consideration of modifications to the approved elevations for Building 1 in the Long Grove Commons PUD for the for the “Primrose School” submitted by Mr. John Finnemore

**2<sup>nd</sup> UPDATE -** *At the February meeting the AC revisited this proposal. At that meeting the AC again noted concerns with the proposed structure and offered the following suggestions or remedy those concerns;*

- *Provide further articulation of the structure to reduce the scale of the structure to provide more of a residential look;*
- *Articulate trim board around the structure;*
- *Project dormers down the north and south side of the building (to break-up window lines);*
- *Revised elevations shall identify building lighting including fixture details and photometrics (if possible).*

*The petitioner has again submitted revised elevations for consideration by the AC which address the concerns raised by the AC and are attached.*

**UPDATE -** *At the December meeting the AC initially discussed this proposal. At that meeting the AC noted concerns with the proposed structure and offered the following suggestions or remedy those concerns;*

- *Elements of the “Long Grove Style” should be better incorporated into the structure;*
- *More contrast should be added to the color scheme of the building;*
- *Elevations should incorporate more of the architectural details found in the existing structures in Long Grove Commons;*
- *A fencing detail should be provided;*
- *A final landscaping plan should be provided;*
- *Revisions to be presented to the AC at the February 9<sup>th</sup> meeting (11” x 17” format).*

*To that end the petitioner has submitted revised elevations for consideration by the AC which are attached. Fencing detail, a final landscape plan and play ground equipment details are also included for AC consideration.*

*The AC should review the modified structure, landscape and playground equipment details for consistency with the character of the development and make recommendations as appropriate.*

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## **HISTORY:**

The Long Grove Commons received approval as a Planned Unit Development in May of 2005 as part of that approval building elevations were approved by the Architectural Commission. The architectural plans were reviewed for Building #1 as part of this approval. Buildings 1 and Building 2 are the last two buildings left to be constructed in the development. The lots on which these structures are proposed have remained vacant since they were approved in 2005. The approved elevations and structure (attached) per the PUD do not meet needs of the petitioner. Modifications to the structure as proposed are similar to those previously approved per the PUD approval and require AC approval.

The Cloverleaf Group, property owner and the Primrose School, contract purchaser, requested reconfiguration of the parking area Lots 6 & 7 (adjacent to buildings 1 & 2) and the modification of the building footprint for Lot 7 (Building 1). This would be done to accommodate the needs of the proposed tenant and contract purchaser (of both Lots 6 & 7) Primrose Schools. This request was approved by the Village Board as a minor PUD amendment at their November 11<sup>th</sup> regular meeting.

## **Proposal:**

Staff has received a request for changes to Building 1 to accommodate the Primrose School of Long Grove. Petitioners have requested the change due to the needs of their business. Details of the request are attached for the review and consideration of the AC.

## **Site Plan:**

The site plan remains essentially the same. Total square footage of all buildings remains under the cap of 38,030. Building 1 will still be a 2 story building but the second floor will now be utilized instead of vacant space. Total square footage for structure on lots 6 & 7 were calculated at 15,800 sq ft. As proposed Primrose would have a building foot print of 6418 sq. ft. which is less than the 8,060 sq ft. anticipated under the original approval. Originally and "L" shaped building the structure as now proposed is rectangular.

Parking is reconfigured however. As originally calculated 39 regular plus two handicapped spaces were allocated for Lot 7/Building 1. As built, 41 spaces plus 2 handicapped spaces were built. While spaces were assigned to each structure, the entire development is "cross-parked" meaning that any parking space is available for any store on-site. As proposed 39 spaces will be allotted for Lot 7/ Building 1 (plus 2 handicapped) which is the original number calculated for this portion of the development. See the attached diagram for reconfigured parking plan.

Lot coverage will actually decrease from the original proposal given the smaller building footprint and play areas anticipated for the proposed use of the property.

## **Building Elevations**

Attached are the approved elevations for Building 1 per the Long Grove Commons PUD approval. As proposed this building was an “L” shaped two story building with false second floor. Materials proposed for the building were hardiboard and stone siding with asphalt shingles.

Proposed elevations for the building are attached. As noted the structure will have a smaller footprint with an occupied second floor. The structure will be placed in the same general location as anticipated in the original approval. Parking is proposed to be reconfigured and has been approved as a minor amendment to the original PUD approval.

Petitioners are proposing a two story structure similar in nature to the PUD approval. Material for the proposed structure include; hardiboard siding, stone and asphalt shingles, similar to those in the original approval. Earthtones are anticipated for the building color scheme. Material samples are anticipated to be presented at the meeting.

## **ARCHITECTURAL COMMISSION DECISION:**

The property is zoned B-2 PUD and elevations for all structures were approved as part of the PUD approval. Petitioners are proposing a two story structure similar in nature to the PUD approval including colors and materials for the structure.

Minor modifications to allow reconfiguration of the parking area have been approved as a minor amendment to the approved PUD. Aside from this modification the proposed site plan remains consistent with the original PUD approval. Lot coverage will actually decrease from the original proposal given the smaller building footprint and play areas anticipated for the proposed use of the property.

The AC should review the modified structure for consistency with the character of the development and make recommendations as appropriate.



COUNTY HIGHWAY 32

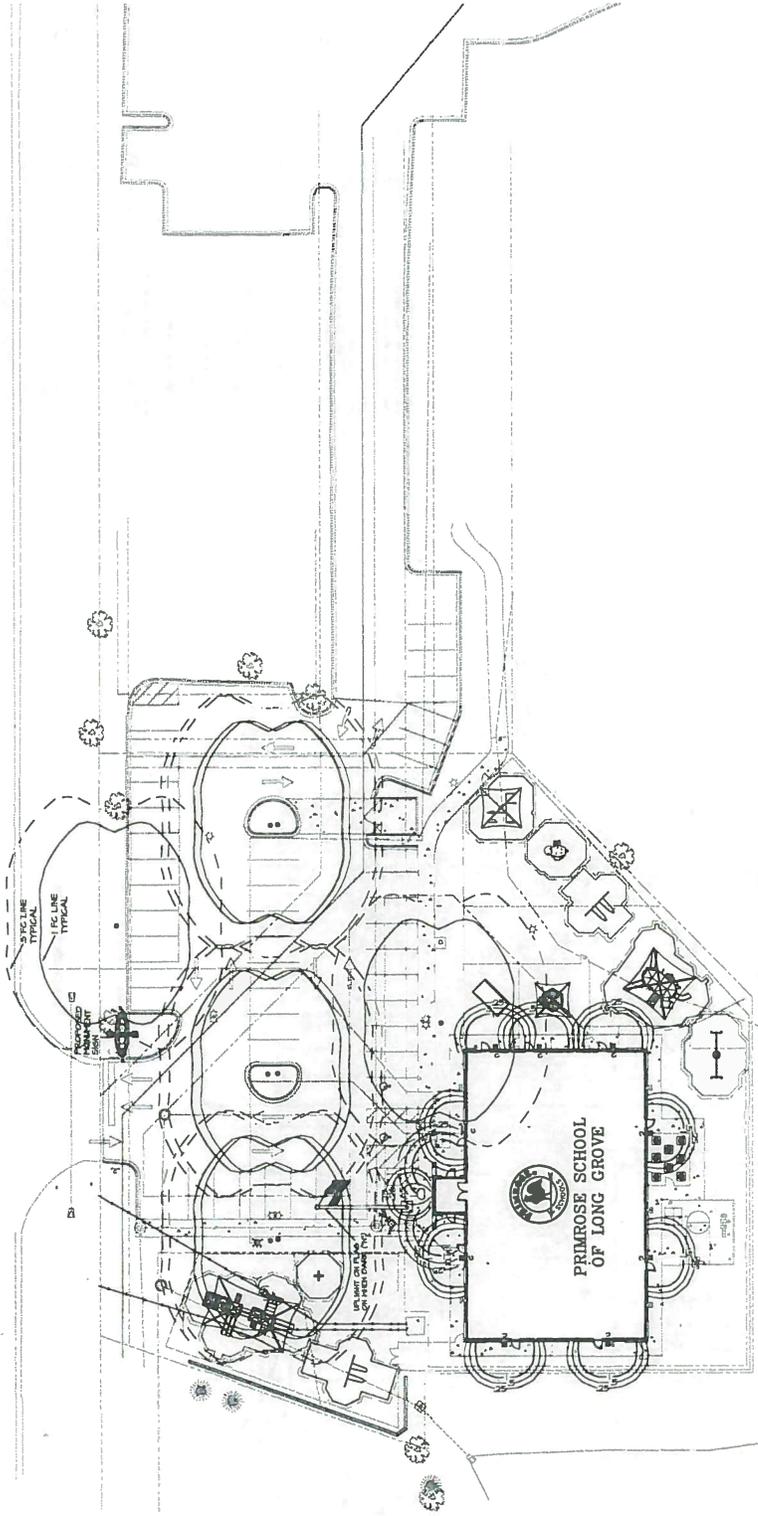


FIGURE 1'



FIGURE 2'



FIGURE 3'

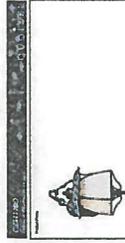


FIGURE 4'



FIGURE 5'



FIGURE 6'



FIGURE 7'



FIGURE 8'

MARK	MANUFACTURER	CATALOG NO.	VOLT	LAMP	LAMPS	DESCRIPTION	REMARKS
C	GARDCO	12-4-25LA-100 MH-NYNY	120	27W UHQV 25K LED	2	AREA LIGHT 85 TYPE 4 CUTOFF REFLECTOR	COLOR = BGA
D	TOP	LED100550K	120	14W LED	1	RECESSED EXTERIOR	5' OR 6' CAN BEED
F	RAO	FLLED9H	120	29W LED	1	GROUND MOUNTED	SEE SITE PLAN AND ELEVATION
S	HALOGENE-LITES	GH1	120	5.4W T8C	2	EMERGENCY INT	MALL INTD. T' AFF
J	PROGRESS	PH042-208P-TOP 250 DEGREE LED BLUE	120	10W LED A-LAMP	1	EXT. GARAGE LIGHT	MALL MOUNTED
N	RAO	FLLED9H	120	29W LED	1	GROUND MOUNTED	SEE SITE PLAN AND ELEVATION
P	RAO	HALOGENE-LITES ASSEMBLY	120	25W LED	1	EMERGENCY FIELD FINISH *	SEE ELEVATION FIELD FINISH * REPLACE
T	STERNBERG	WALL MOUNTED	120	RETAIL WALL MOUNTED	1	AREA LIGHT	DOVER 614-11-14 POLE (100727)

PHOTOMETRIC SITE PLAN

0 10' 20' 30' 60'



A New Building For  
**Primrose School Franchising Company**  
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 North, Georgia 3012  
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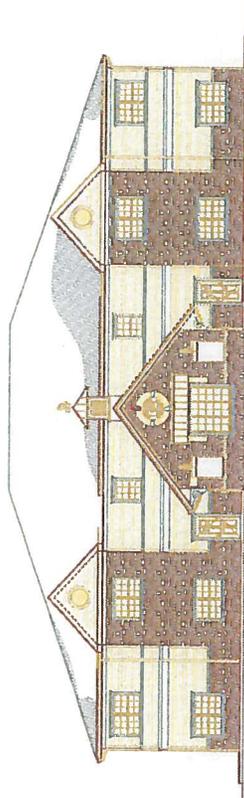
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 Primrose School at  
 3201 Highway Road  
 Long Grove, IL  
 Building Type:  
 K-12 School

Drawing Title:  
**PHOTOMETRIC  
 SITE PLAN**  
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 Drawn: HGP  
 Checked: HGP  
 Drawing Number:  
**E-5**  
 Revision:

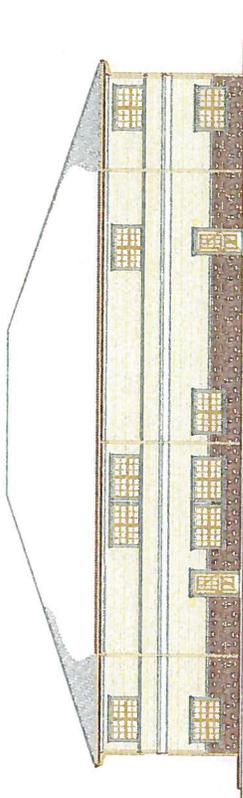
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 Primrose School Franchising Company  
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 Knoxville, Tennessee 37918  
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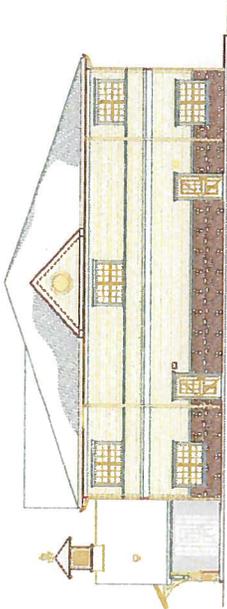
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Building Name	HO-3015
Drawing Title	EXTERIOR ELEVATIONS
Date	07/14/08
Drawn by	A-4
Checked by	
Reviewed by	



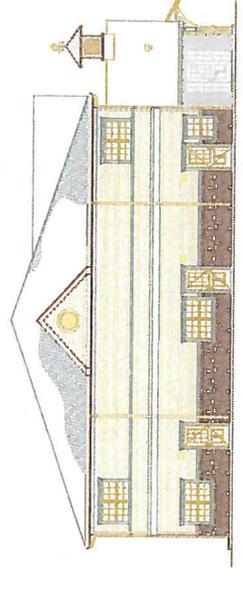
NORTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION

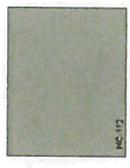
- EXTERIOR COLOR SCHEDULE**
- (A) TRIM & ENCLOSURE GATES  
 PMS 115  
 PAINT: TATE OLIVE  
 EXTERIOR FINISH  
 EXTERIOR APPLICATION
  - (B) EXTERIOR WALLS, TRIM, GUTTERS AND DOWNSPUTS, SOPSITS  
 PMS 115  
 PAINT: TATE OLIVE  
 EXTERIOR FINISH  
 EXTERIOR APPLICATION
  - (C) EXTERIOR WALLS, TRIM, GUTTERS AND DOWNSPUTS, SOPSITS  
 PMS 115  
 PAINT: TATE OLIVE  
 EXTERIOR FINISH  
 EXTERIOR APPLICATION
  - (D) SIDING  
 PMS 115  
 PAINT: TATE OLIVE  
 EXTERIOR FINISH  
 EXTERIOR APPLICATION
  - (E) ASPHALT SHINGLES  
 PMS 115  
 PAINT: TATE OLIVE  
 EXTERIOR FINISH  
 EXTERIOR APPLICATION
  - (F) STANDING SEAM ROOF  
 PMS 115  
 PAINT: TATE OLIVE  
 EXTERIOR FINISH  
 EXTERIOR APPLICATION
  - (G) FLOOR & WALLS SUPPORTS & ROOF BRACKETS  
 PMS 115  
 PAINT: TATE OLIVE  
 EXTERIOR FINISH  
 EXTERIOR APPLICATION
  - (H) STONE  
 PMS 115  
 PAINT: TATE OLIVE  
 EXTERIOR FINISH  
 EXTERIOR APPLICATION



PAINT: SANDSTONE BEIGE - TRIM



SHINGLES



PAINT: TATE OLIVE



STANDING SEAM ROOF & SUPPORTS



SIDING



STONE

ORIGINAL SUBMITTAL

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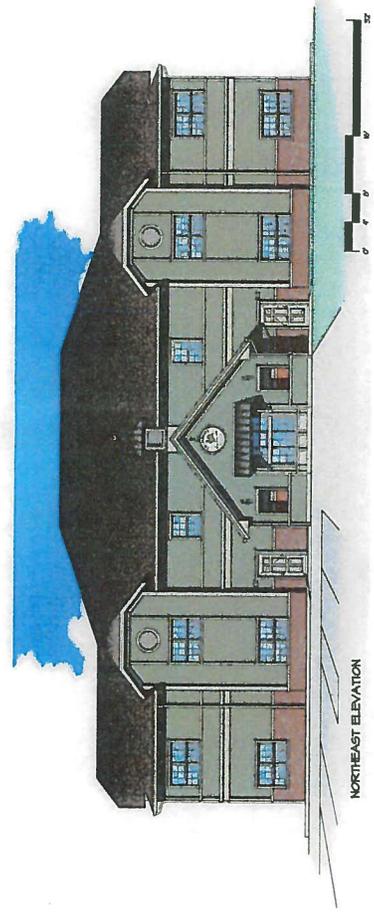


A Non-Building Firm  
**Primrose School Franchising Company**  
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Site:  
**Primrose School at  
 Long Grove  
 Old McHenry Road  
 Long Grove, IL**



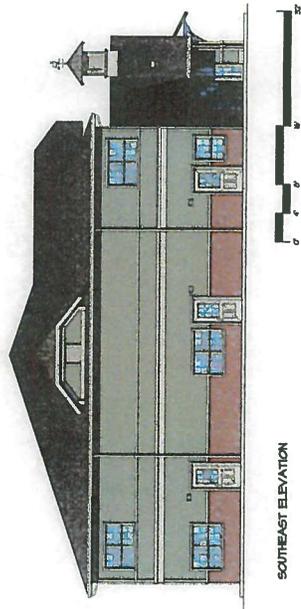
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**EXTERIOR ELEVATIONS**



NORTHEAST ELEVATION

**EXTERIOR COLOR SCHEDULE**

① TRIM PACKAGE (SIES)	② TRIM TO USE CLAYE	③ WINDOW SILL	④ WINDOW SILL	⑤ WINDOW SILL	⑥ WINDOW SILL	⑦ WINDOW SILL	⑧ WINDOW SILL	⑨ WINDOW SILL	⑩ WINDOW SILL
⑪ WINDOW SILL	⑫ WINDOW SILL	⑬ WINDOW SILL	⑭ WINDOW SILL	⑮ WINDOW SILL	⑯ WINDOW SILL	⑰ WINDOW SILL	⑱ WINDOW SILL	⑲ WINDOW SILL	⑳ WINDOW SILL

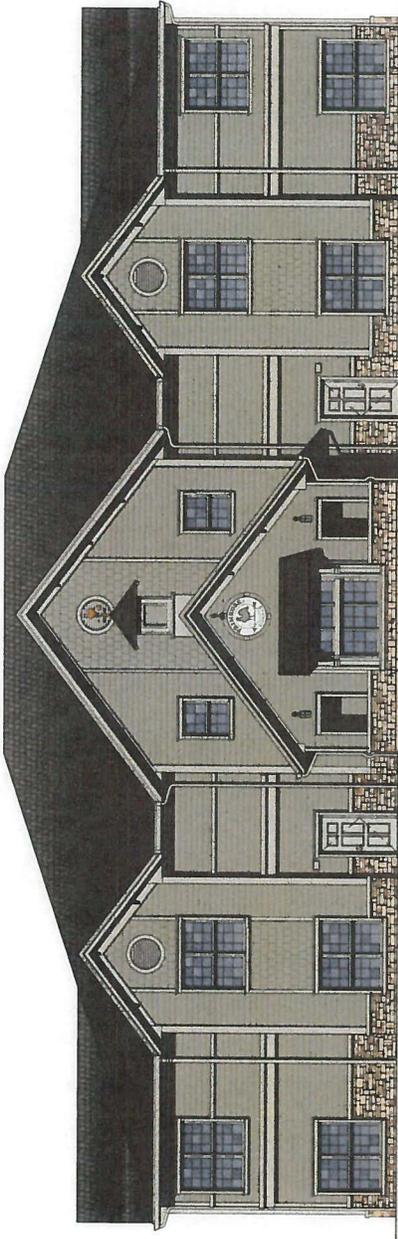


SOUTHEAST ELEVATION

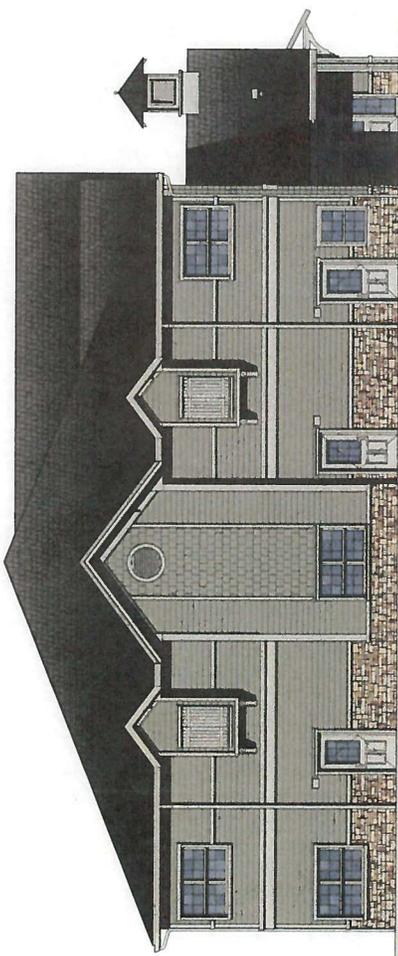
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1ST REVISION





NORTHEAST ELEVATION

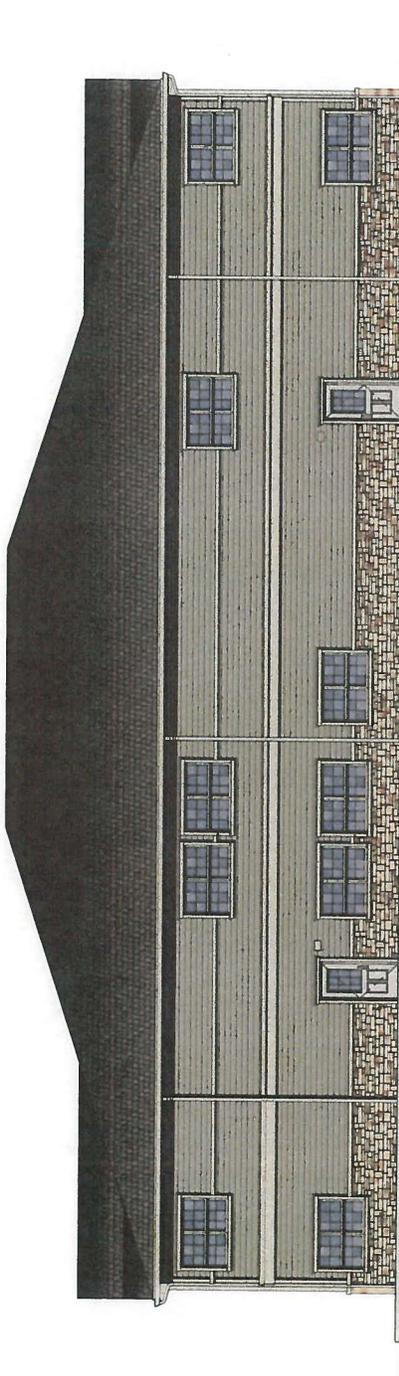


SOUTHEAST ELEVATION

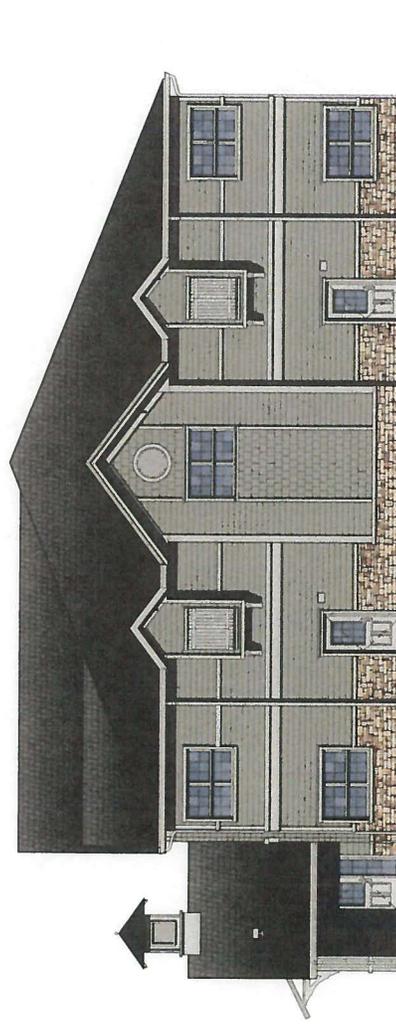


**EXTERIOR COLOR SCHEDULE**

(A) TRASH ENCLOSURE GATES (POST & HINGE)	RGB 1K 1I2 TATE OLIVE (INDUSTRIAL ENAMEL) EXTERIOR APPLICATION
(B) EXTERIOR HD. TRIM EXTERIOR DOORS, FRAMES, LOWERS, CUPOLA WALLS, GUTTERS AND AND DOWNPOUTS, SOFFITS.	TO MATCH HARDIE TRIM SANDSTONE BEIGE LR90-20 (RM 1K-92 or 5M 5M 65T)
(C) EXTERIOR FASCIA, FRIEZE	SANDSTONE BEIGE LR90-20 (RM 1K-92 or 5M 5M 65T)
(D) SIDINGS	BEIGE ALUMINUM VINYL
(E) SIDINGS	HARDER/LANK BEANED CEDARSHILL TATE OLIVE RGB 1I2
(F) ASPHALT SHINGLES:	MANUF. GAF STYLE: GRAY 35/50/24 COLOR: CEDAR
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR	
(G) STANDING SEAM ROOF:	ASP-SPAN SNAPSEAM - 12" COLOR = DARK BRONZE
(H) STEEL AWNING SUPPORTS & WOOD BRACKETS:	SANDSTONE BEIGE LR90-20 (RM 1K-92 or 5M 5M 65T) (INDUSTRIAL ENAMEL) EXTERIOR APPLICATION
(J) STONE:	LONESOME STONE - LIBERTY CLASSIC - AUTUMN GROUT: BUFF COLORED MORTAR



SOUTHWEST ELEVATION



NORTHWEST ELEVATION

**EXTERIOR COLOR SCHEDULE**

- (A) TRASH ENCLOSURE GATES  
 #BH 1C 1I2 TATE OLIVE  
 (INDUSTRIAL ENAMEL,  
 EXTERIOR APPLICATION)
- (B) EXTERIOR HD. TRIM, EXTERIOR  
 DOORS, FRAMES, LOWERS,  
 CIPOLA WALLS, GUTTERS AND  
 AND DOWNPOUTS, SOFFITS,  
 EXTERIOR FASCIA, FRIEZE
- (C) SANDSTONE BEIGE J400-20  
 (BM 1C-82 or 5M 5M 615T)
- (D) SANDSTONE BEIGE J400-20  
 (BM 1C-82 or 5M 5M 615T)
- (E) HIDDONS  
 BEIGE ALUMINUM VINYL  
 HARDY PLANK BEADED CEDAR MILL  
 TATE OLIVE #BH 1I2
- (F) ASPHALT SHINGLES  
 MANUF. GAF  
 STILES, TIBBERLINE NATURAL  
 CROWN, HARTMAN MARGANT,  
 COLOR MATCHED F400 - 56  
 NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO  
 MATCH ROOF COLOR
- (G) STANDING SEAM ROOF,  
 AEP-SPAN SHIMPSHAM - 12"  
 COLOR: DARK BRONZE
- (H) STEEL ANCHOR SUPPORTS &  
 HOOD BRACKETS,  
 SANDSTONE BEIGE J400-20  
 (BM 1C-82 or 5M 5M 615T)  
 (INDUSTRIAL ENAMEL,  
 EXTERIOR APPLICATION)
- (I) STONE:  
 LONESTAR STONE - LIBERTY  
 CLASSIC - AUTUMN  
 GROUT: BUFF COLORED MORTAR



HC-82

PAINT: SANDSTONE BEIGE - TRIM

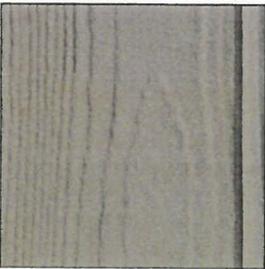


HC-112

PAINT: TATE OLIVE



SHINGLES



SIDING



STONE

STANDING SEAM ROOF & SUPPORTS

EXTERIOR COLOR SCHEDULE	
(A) TRASH ENCLOSURE GATES (POST & RINGS)	1/2" X 1/2" TATE OLIVE (MATCH TO TRIM) EXTERIOR APPLICATION
(B) EXTERIOR HD. TRIM, EXTERIOR DOORS, FRAMES, LAMERS, CUPOLA WALLS, BUTTERS AND AND DOWNROPTS, SOFFITS, AND EXTERIOR FASCIA, FRIEZE	TO MATCH HARDIE TRIM SANDSTONE BEIGE J80-20 (BH 1C-82 or 5M 5H 657)
(C) EXTERIOR FASCIA, FRIEZE	SANDSTONE BEIGE J80-20 (BH 1C-82 or 5M 5H 657)
(D) WINDOWS	BEIGE ALUMINUM VINYL
(E) SIDING:	HARDIE PLANK BEADED CEDAR MILL TATE OLIVE 1/2" X 1/2"
(F) ASPHALT SHINGLES:	MANUF. GAF STYLE: GRAND SECUIDA COLOR: CEDAR
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR	
(G) STANDING SEAM ROOF:	1/2" X 1/2" X 1/2" KUPER SPAN 24 GA. 1/2" X 1/2" X 1/2" COLOR: DARK BRONZE
(H) STEEL ANCHOR SUPPORTS & WOOD BRACKETS:	SANDSTONE BEIGE J80-20 (BH 1C-82 or 5M 5H 657) (MATCH TO TRIM) EXTERIOR APPLICATION
(J) STONE:	LONESTAR STONE - LIBERTY CLASSIC - ALUTINA GROUT: BUFF COLORED MORTAR

DATE: 3/4/2015