Item #7 : Consideration of exterior elevations for house plans on property at 3998 RFD (Lot 4; The Orchards PUD) submitted by Mr. William Gronow, Castle Creek Homes.

Proposal:

Per the preliminary approval ordinance for The Orchards PUD granted in 2004, all elevations of any residence to be constructed in the development are to be reviewed by the AC as follows;

Attached are B&W elevations for the proposed residence, as well as a materials list, on the aforementioned lot within The Orchards PUD.

As proposed the structure will be a single story with a hardiboard and & stone façade with asphalt shingles. Elevations for the structure are attached. Material samples will 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 fourth residence to be built within the development.

Architectural Commission Decision:

The preliminary approval ordinance for The Orchards PUD states the following;

Design Standards. The Applicant shall submit elevations and detailed plans and renderings for review and approval by the Architectural Board of Review. The 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 Chapters 5-20 and 5-22 of the Long Grove Zoning Code.

Per the zoning code the following should be considered by the AC in the review of the proposed structures (formerly Chapters 5-20 & 5-22 of the Village Code).

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. Staff finds the structure to be in compliance with the Village Anti-monotony code.

EXTERIOR MATERIAL & COLOR SCHEME
LOT 4 – ORCHARDS OF LONG GROVE
GLASSMAN RESIDENCE
CASTLE CREEK HOMES L.P.
Submitted to Village of Long Grove for Architectural Review

MATERIAL	COLOR EXAMPLES
SIDING – LP SmartSide	Nuthatch/Portabello
TRIM – LP SmartSide (Incl. Fascia, Soffit, Railings)	Trusty Tan/Sands of Time
STONE	Stone Harbor Weathered Edge/Desert Ashler River Rock
ROOFING	Heritage Premium Architectural F.G. Weathered Wood
WINDOWS	Almond/Territone

*Overall Color Scheme is to be Earth Tones and above Examples are to represent range of colors.