



ITEM #3: For the ARCHITECTURAL COMMISSION; on MONDAY, September 15th @ 7:00 P.M.

REQUEST: Consideration of a request for façade improvements to “The Arlington” 1666 Checker Road with the LaSavanne PUD, submitted by FitzGerald Associates Architects.

Proposal:

Previously the Architectural Board has reviewed and approved façade treatments on proposed additions to “The Arlington”. While there is no mandate for such review staff has noted that historically façade improvements have been reviewed by the AC. As precedent has been set with regard to exterior modification to the structure, as such, the proposal is being brought to the AC for consideration. The proposal being considered is strictly for “cosmetic” changes to the building façade. No additions or major structural alterations (which would require modification to the PUD) are being considered.

History:

The Arlington is located on lot 44 of Savanne of Long Grove PUD (formerly 76 acres known as the Kloman Property) at the northwest corner of Checker and Arlington Heights Road. This PUD was approved under Ordinance 78-O-6 (Lot 44 excerpt attached). The underlying zoning is R-2 Single Family Dwelling District.

Improvements to the building façade were last considered by the AC in 2005/2006.

Staff Review & Conclusions:

As proposed the petitioner is seeking to modify the elevation on the south, east and west sides of the structure. Replacement shingles, canopy & column cladding, vestibule and new gable structures are proposed. EFIS siding and fiberglass column enclosures are proposed. Shingles will be asphalt. A cedar trellis is proposed on portions of the south and west elevations of the building.

There are no hard and fast standards for this type of structure. The AC should use “good judgment and an underlying spirit of goodwill” in considering this request.



STRUCTURE/FIXTURE ARCHITECTURAL COMMISSION APPLICATION

DATE: 9/3/2014

APPLICANT'S NAME: LEGACY HEALTHCARE

E-MAIL mlebovics@legacyhc.com

ADDRESS: 7040 N. RIDGENY AVE. LINCOLNWOOD IL

PHONE: 847/679-9797

NAME OF BUSINESS: AVANTARA of LONG GROVE

BUSINESS ADDRESS: 1666 CHECK ROAD

PHONE: 847/419-1111

TYPE OF STRUCTURE/FIXTURE: 1 STORY SKILLED NURSING/REHAB FACILITY

- 1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY: A. PROVIDE SITE PLAN. SEE DRAWINGS B. PROVIDE PHOTOGRAPH OF SITE. SEE DRAWINGS C. SQUARE FOOTAGE OF STRUCTURE 44,000 +/- SQUARE FEET.

- 2. DRAWING OF PLANNED STRUCTURE/FIXTURE: SEE DRAWINGS 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:

ML GROUP DESIGN & DEVELOPMENT PHONE: 847/343-3912

7040 N. RIDGENY AVE LINCOLNWOOD, IL E-MAIL mlebovics@legacyhc.com

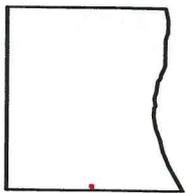
The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for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

[Signature] as agent LEGACY HEALTHCARE

[Signature] as agent TOM NESHEK

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

Map Printed on 09/11/2014



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

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.

Section 6. Lot 44 Special Restriction. Lot 44 shall be used only for office purposes in conformity with the regulations in the Office Zoning District, Ordinance 77-0-3, of the Village of Long Grove, except that the minimum building setbacks from Lots 5, 6, 43, 45 and 46 shall be 100 feet, the minimum parking lot setbacks shall be 100 feet from Lots 5, 6 and 43 and no setbacks shall be required for parking lots as to Lots 45 and 46, with connecting and/or common drives permitted between Lot 44 and Lots 45 and 46; in addition, specific plans for any office building, including the location, renderings showing the architecture thereof, parking areas and driveway access, shall be submitted to and approved by the Village Board prior to the issuance of a building permit, with ingress and egress to Arlington Heights Road limited to right turns only for southbound traffic. No building permit shall issue until a letter of credit is deposited with and approved by the Village for any public improvements to be constructed thereon.

Section 7. Lot 45 Special Restriction. Lot 45 shall be used only for church and directly related purposes, excluding residences, and no building permit shall be issued for any church building on the property unless and until the specific plans therefor, including the location of the proposed building, renderings showing the architecture thereof, parking areas, and driveway entrances are submitted to the Village Board for review and approval, with ingress and egress to Arlington Heights Road limited to right turns only for southbound traffic. No building permit shall issue until a letter of credit is deposited with and approved by the Village for any public improvements to be constructed thereon.

Section 8. Lot 46 Special Restriction. Lot 46 shall be used only for church and directly related purposes, excluding residences, and no building permit shall be issued for any