



ITEM #4: For the ARCHITECTURAL COMMISSION on MONDAY, February 9, 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

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 9th 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.

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 11th 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 Lot7/ 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.

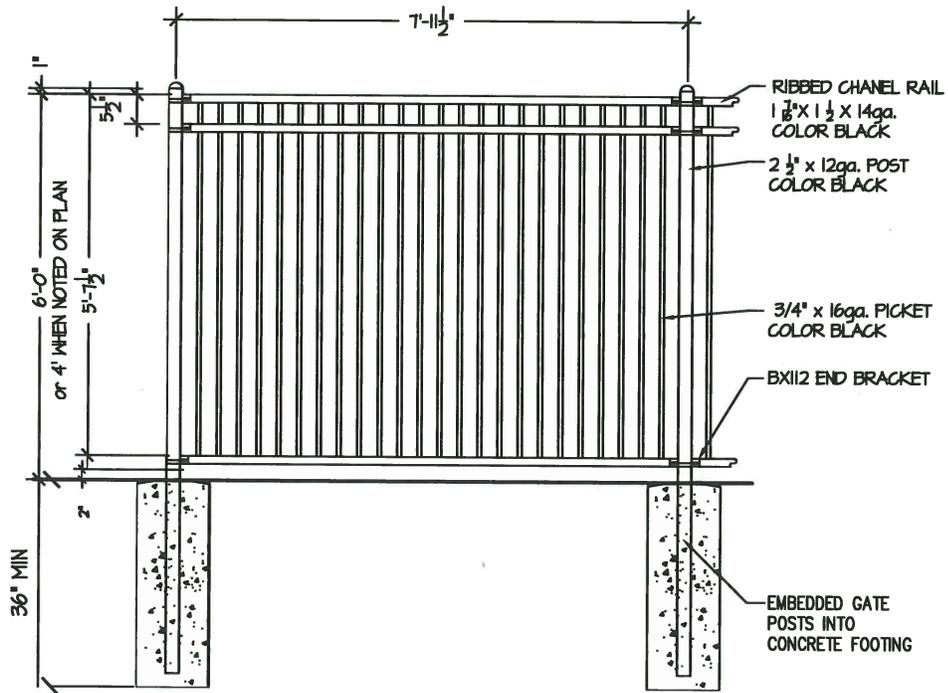
Petitioners are proposing a two story structure similar in nature to the PUD approval. Material for the proposed structure include; hardiboard siding, stone and asphalt shingles, similar to those in the original approval. Earthtones are anticipated for the building color scheme. Material samples are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

ARCHITECTURAL COMMISSION DECISION:

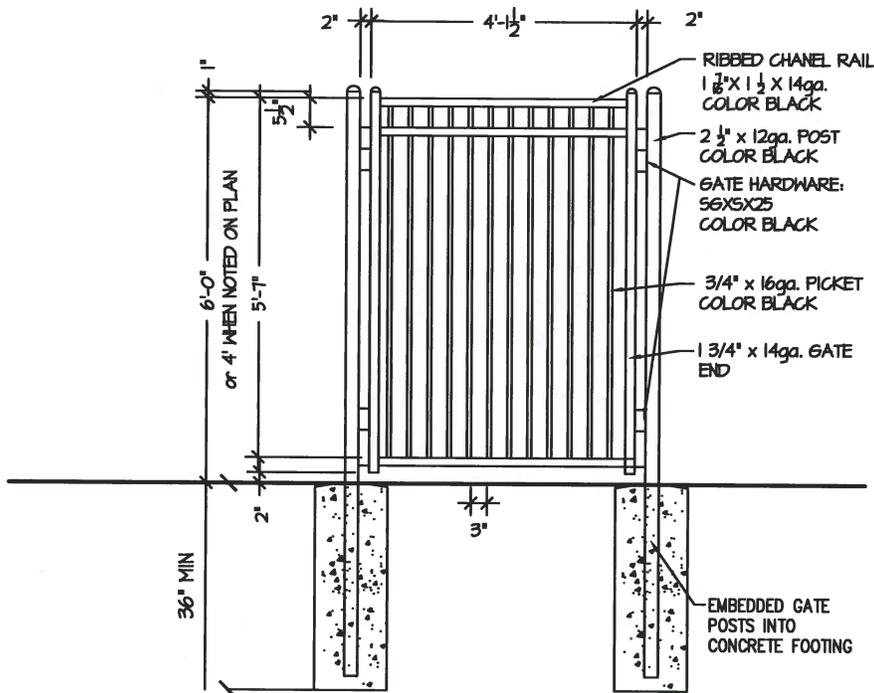
The property is zoned B-2 PUD and elevations for all structures were approved as part of the PUD approval. Petitioners are proposing a two story structure similar in nature to the PUD approval including colors and materials for the structure.

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.



① ORNAMENTAL FENCE NTS



② ORNAMENTAL GATE NTS

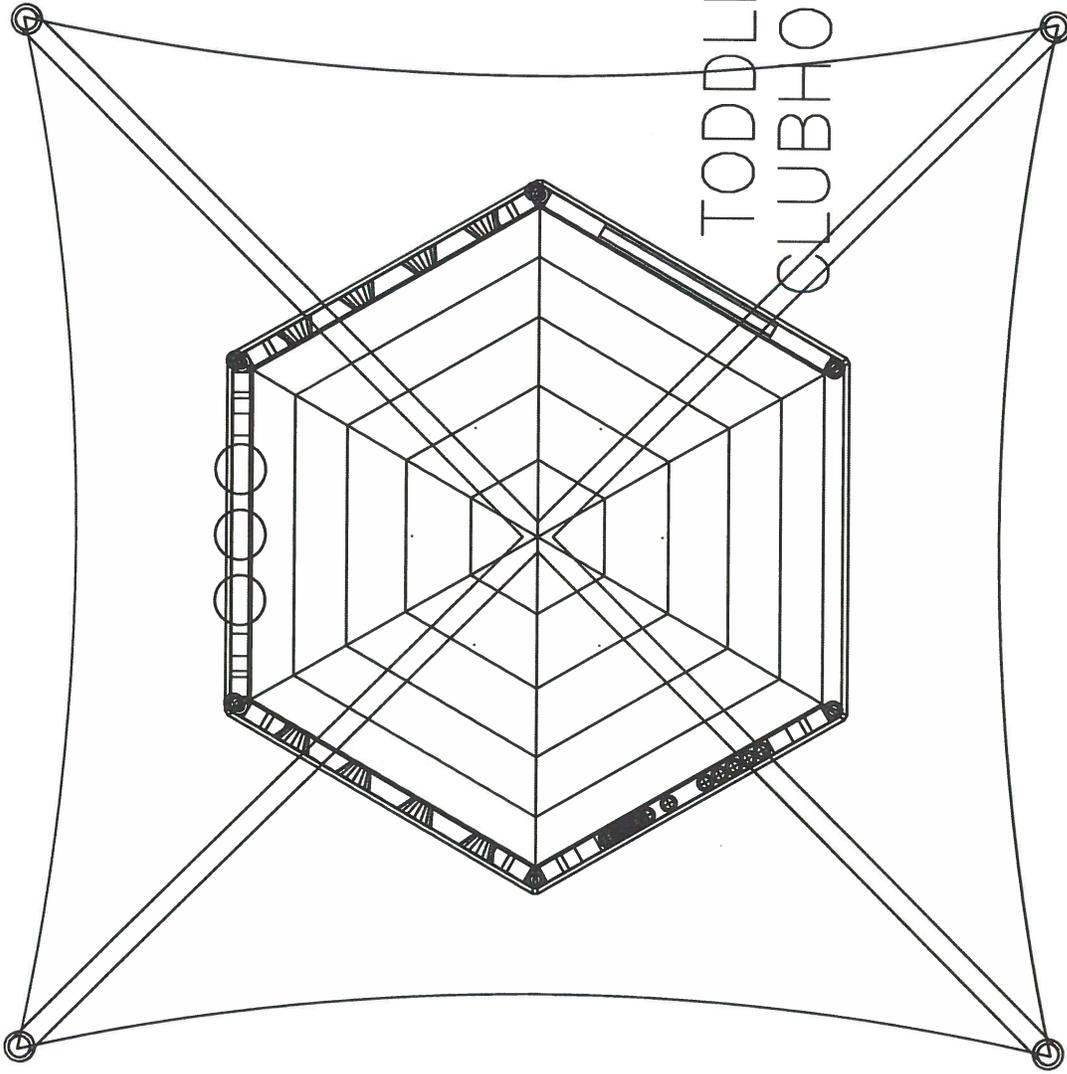
PROPOSED



EXISTING

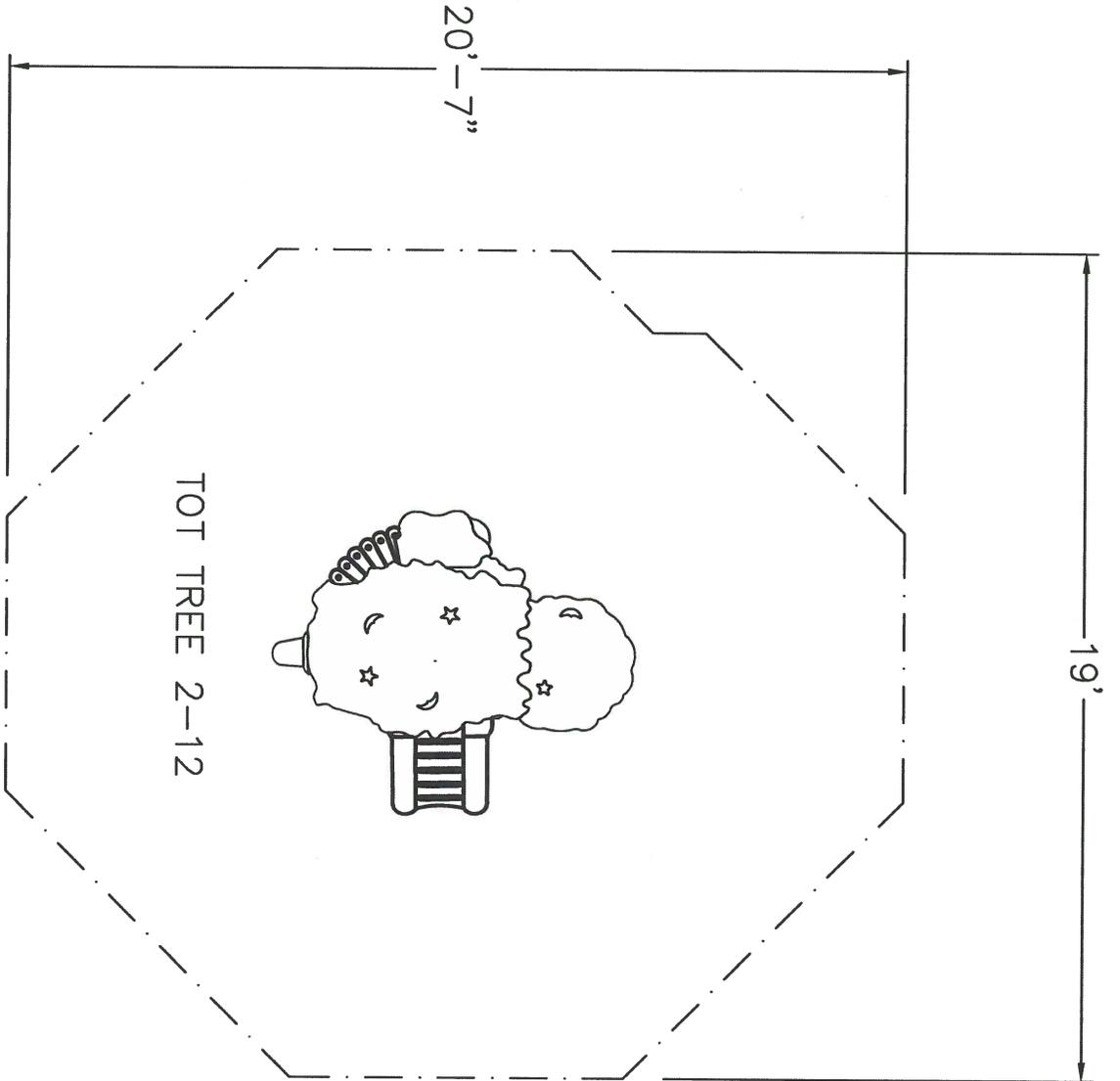


TODDLER CLUBHOUSE





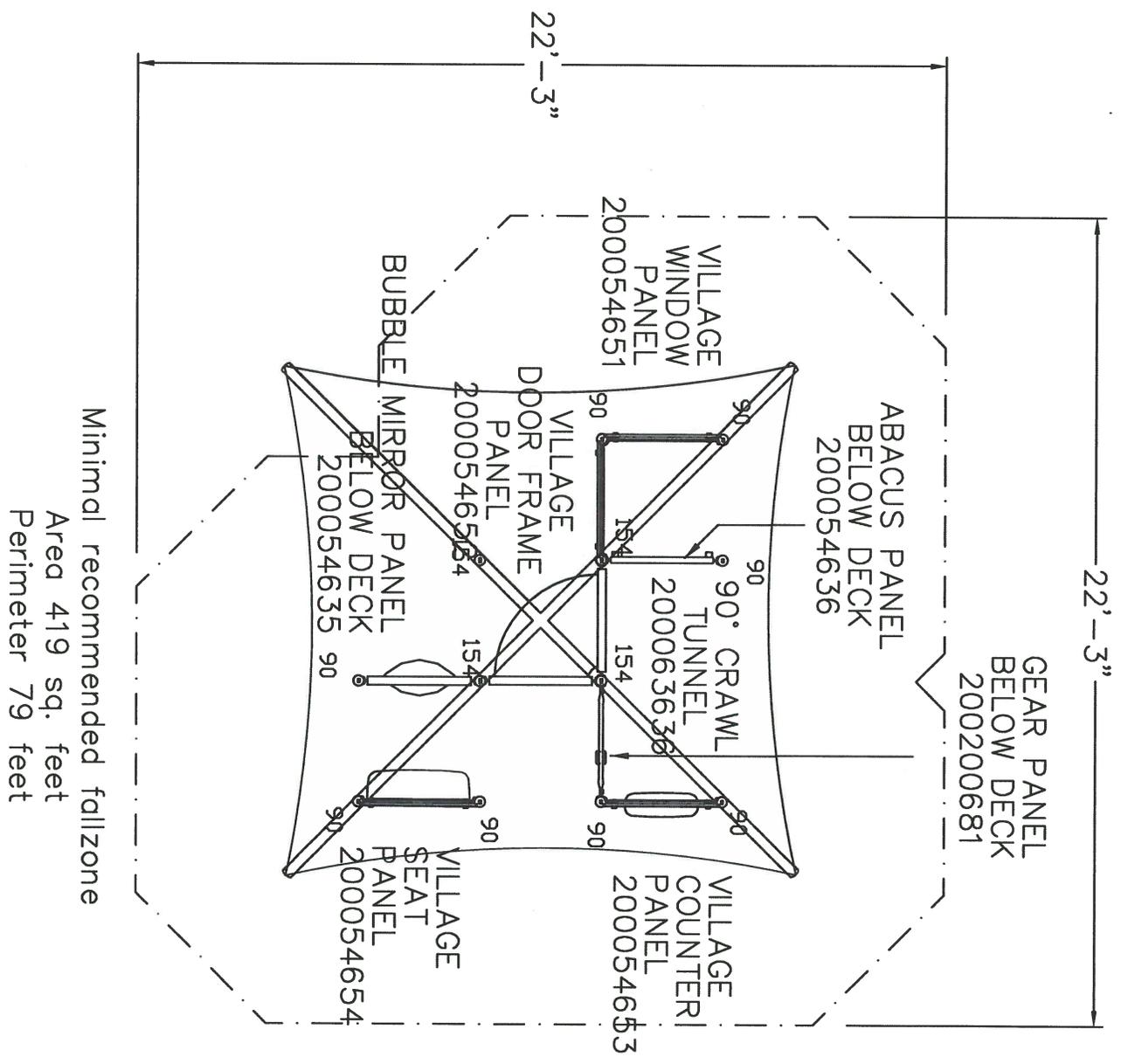
Early Preschool Playground Equipment 01



Minimal recommended fallzone
Area 308 sq. feet
Perimeter 64 feet

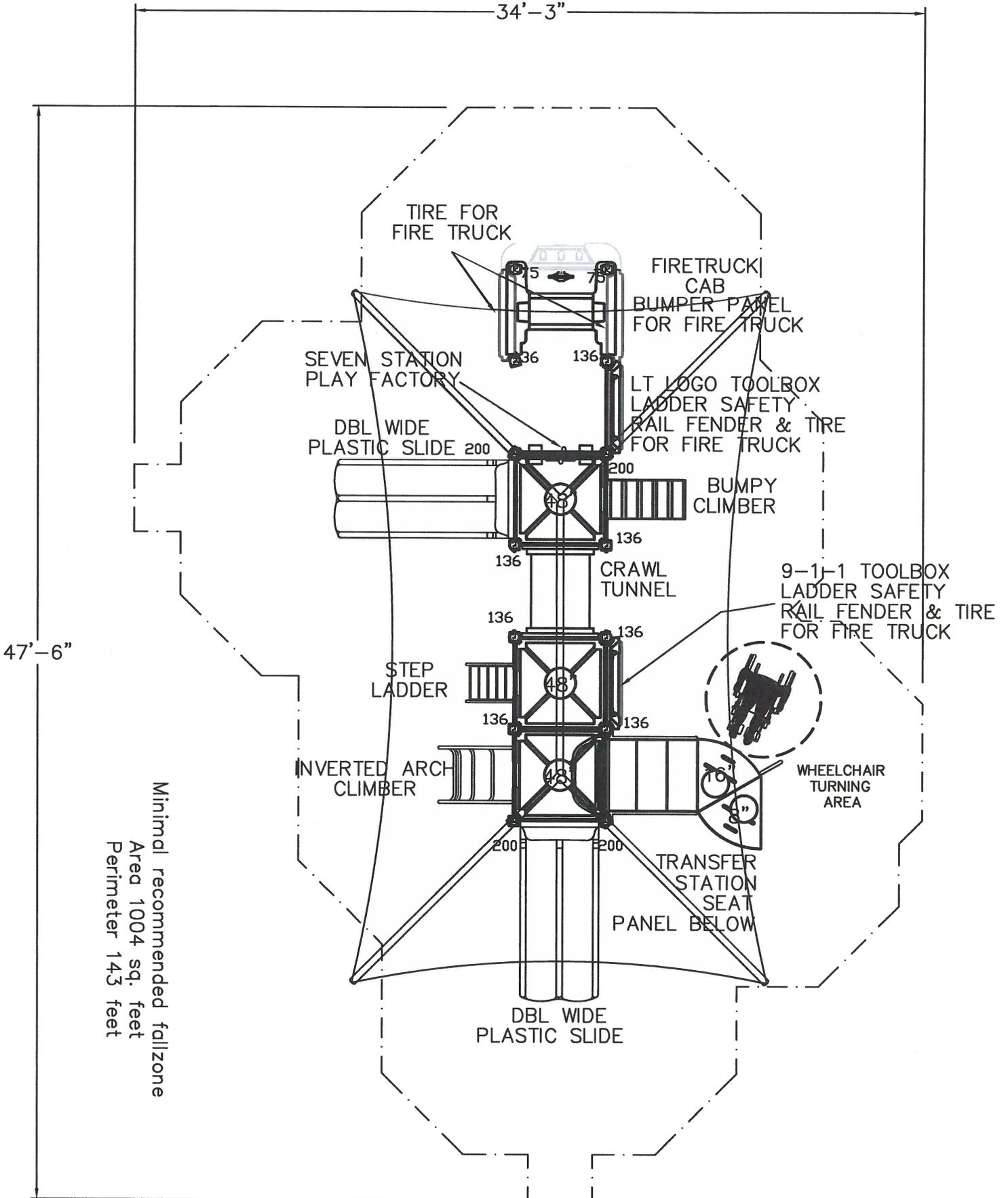


Early Preschool Playground Equipment 02





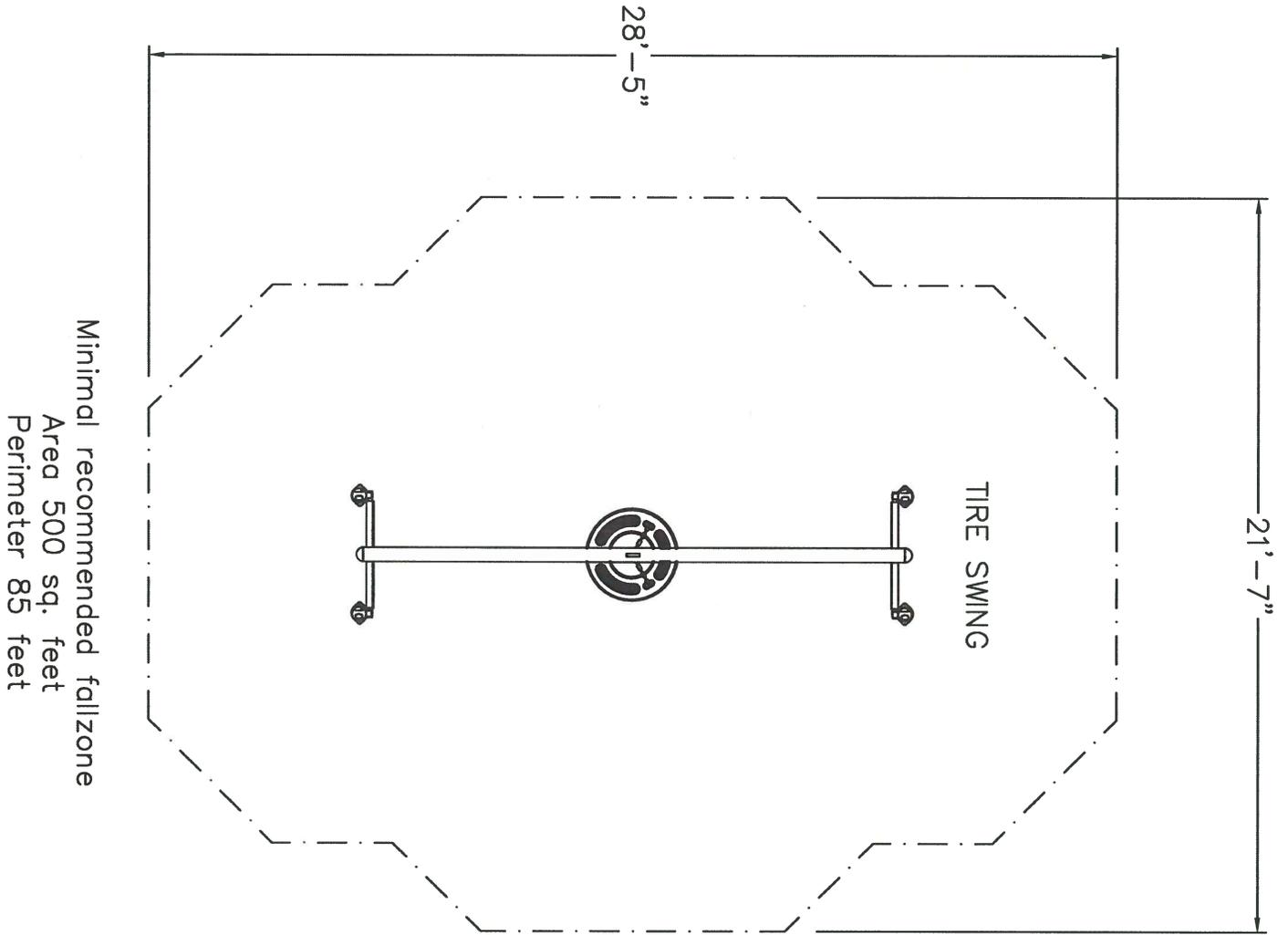
Preschool Playground Equipment 01







Kindergarten Playground Equipment 02





PERENNIAL/ORNAMENTAL GRASS

NATIVE PERENNIAL/GRASS MIX

SOD



A New
Prl
3660
Acworth
COPYR
Plyrose



CODE	QUANTITY	BOTANICAL NAME	Plant Schedule	COMMON NAME	SIZE	ROOT	REMARKS
Shade Trees							
CO		Celtis occidentalis		Hickory	3.5" cal	B&B	matching heads
CK		Quercus imbricaria		Shingle Oak	2.5" cal	B&B	matching heads
TD		Taxodium distichum		Bald Cypress	2.5" cal	B&B	matching heads
Ornamental Trees							
BN		Betula nigra		River Birch	8" H	B&B	3-5 stems
PA		Prunus americana		American Plum	2" cal	B&B	matching heads
Shrubs							
CA		Ceanothus americanus		New Jersey Tea	#5	cont	30" o.c.
VO		Viburnum dentatum		Arrow Wood Viburnum	48"	B&B	as shown
Ornamental Grasses							
CP		Carex pensylvanica		Penn Sedge	#1	cont	18" o.c.
PV		Panicum virgatum		Switchgrass	#1	cont	18" o.c.
SH		Sporobolus heterolepis		Prairie Dropseed	#1	cont	18" o.c.
Perennials							
AC		Allium canadense		Wild Onion	plug	flat	10" o.c.
AL		Allium cernuum		Flowering Wild Onion	4"	cont	12" o.c.
Native Perennial/Grass Mix							
CP		Carex pensylvanica		Prairie Coreopsis	#1	cont	18" o.c.
EP		Echinacea pallida		Pale Purple Coneflower	#1	cont	18" o.c.
GM		Geranium maculatum		Wild Geranium	#1	cont	18" o.c.
LS		Liatris spicata		Marsh Blazing Star	#1	cont	18" o.c.
PV		Panicum virgatum		Switchgrass	#1	cont	18" o.c.
SH		Sporobolus heterolepis		Prairie Dropseed	#1	cont	18" o.c.



LANDSCAPE ARCHITECT
2343 N. JANSEN AVE
CHICAGO, IL 60614
(312) 399-2355

Site:

23064 N. OLD McHENRY ROAD
LONG GROVE, ILLINOIS

Building Type:

TWO-STORY

Drawing Title:

LANDSCAPE PLAN

Date: 12/04/2014
Dm: JO
Cst: JO

Drawing Number:

L-100

Revisions: