

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 703-723 W. Algonquin Road
Project Address: 703-723 W. Algonquin Road

Prepared By: Steve Hautzinger

Date Prepared: November 15, 2017

PETITIONER INFORMATION:

DC Number: 17-138
Petitioner Name: Joshua Spinks,
Morgan Harbour Construction
Petitioner Address: 7510 S. Madison Street
Willowbrook, IL 60527
Meeting Date: November 28, 2017

Requested Action(s):

1. Approval of the proposed design for a new warehouse facility.

ANALYSIS

Summary:

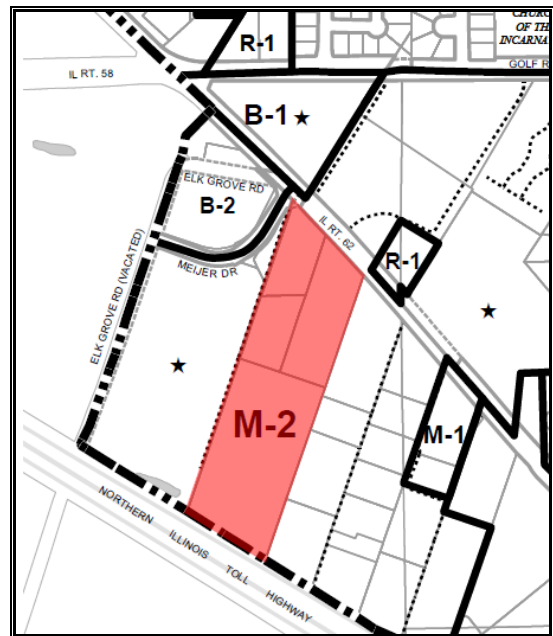
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner is proposing to demolish two existing single-story light industrial/office buildings to build a new 330,720 sf single-story, warehouse facility. The building is proposed to be constructed in two phases. Phase One will be 138,320 sf on the north end of the site, and Phase Two will be 192,400 sf on the south end of the site. The scope of the project includes a complete redevelopment of the site with 308 parking spaces, 68 loading docks, and landscaping. The site area is 15.4 acres. The property is zoned M-2, Limited Heavy Manufacturing District, and this proposal requires review by the Plan Commission and approval by the Village Board as a Planned Unit Development and for Lot Consolidation. There are no zoning variations requested.

Site:



Aerial View of Subject Site



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
North	M-2, Limited Heavy Manufacturing District (M-2)	Multi-tenant office/light industrial building
East	M-2, Limited Heavy Manufacturing District (M-2)	Self-Storage facility, two light industrial/office buildings
South	Elk Grove Village	
West	M-2, Limited Heavy Manufacturing District (M-2)	Weber Packaging Solutions (light industrial/office building)

Architectural Design:

The proposed building will be constructed of precast concrete panels with a painted finish. Horizontal reveals and vertical panel joints will create shadow lines to give the building a panelized appearance. White, medium gray, and dark gray paint colors are nicely distributed across the building façade to create interest in the design and break down the scale of the walls. The design includes four office areas that are detailed with clear anodized aluminum storefronts, composite wood siding, and precast panels with tightly spaced formliner horizontal reveals. The combination of colors, materials, and textures at the office areas creates a very nice modern aesthetic and focal points for the design.

Overall, the design is very nicely done. The only comment is to consider adding more architectural detail at the northeast and southeast corners of the building using the composite wood siding and formliner precast panels to enhance the building's appearance where visible from the roadways.

Mechanical Unit Screening:

The building includes multiple rooftop mechanical units, some of which will be visible from the adjacent roads. The Village Design Guidelines require that all mechanical equipment be screened from public view. The rooftop units need to be screened from view by parapet walls, mechanical screens, or moving the units towards the middle of the roof to cut off the sight lines of the units. The petitioner should provide sight line diagram studies, and include mechanical screening where needed.

Landscaping:

As part of the zoning approval process, Staff and the Plan Commission will perform a detailed review of the landscaping and tree preservation plans. The petitioner is required to comply with code requirements for 4" caliper shade trees in all parking islands, a continuous three-foot high parking lot screening along the roadways, and landscaping around the detention basins.

In regards to the landscape design, additional foundation plantings should be provided adjacent to the proposed building, especially along the north and south building walls adjacent to the roadways. The proposed plantings are minimal and should include a layering of understory trees, shrubs, and perennials.

Signage:

The Site Plan indicates a monument sign facing Algonquin Road, but at this point, the design for the sign has not been provided. It is recommended that the sign be a low, code-compliant monument style enhanced with landscaping.

In addition to the ground sign, generic wall signage is indicated above each office entrance as a place holder for the future tenants.

All signs are required to comply with Chapter 30, Sign Code, and separate sign permits will be required for each sign.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed warehouse design to be located at 703-723 W. Algonquin Road. This recommendation is subject to compliance with the plans received 10/31/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Consider adding more architectural detail at the northeast and southeast corners of the building using the composite

wood siding and formliner precast panels.

2. Provide sight line diagram studies of the rooftop mechanical units from the roads, and include mechanical screening where needed.
3. Provide additional foundation plantings adjacent to the proposed building, especially along the north and south building walls adjacent to the roadways. The plantings should include layering of understory trees, shrubs, and perennials.
4. The ground sign should be a low, monument style sign.
5. All signage must meet code, Chapter 30.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

November 15, 2017

Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Derek Mach, Landscape Planner, Petitioner, DC File 17-138