

## STAFF DESIGN COMMISSION REPORT RE-REVIEW

### PROJECT INFORMATION:

**Project Name:** Arlington Downs Apartment Building

**Project Address:** 3400 W. Euclid Avenue  
**Prepared By:** Steve Hautzinger

**Date Prepared:** May 3, 2018

**Date Revised:** June 5, 2018

### PETITION INFORMATION:

**DC Number:** 18-025

**Petitioner Name:** Chris George  
**Petitioner Address:** Arlington Devco  
350 W. Hubbard Street, Suite 640  
Chicago, IL 60654

**Meeting Date:** May 8, 2018

**Re-Review Meeting Date:** June 12, 2018

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### Requested Action(s):

Approval of the architectural design for a new multi-family apartment building.

### Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for an amendment to the previously approved Arlington Downs Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

### Summary:

The petitioner is seeking approval of the architectural design for a new five-story apartment building and attached parking garage as part of the Arlington Downs mixed-use development. The existing site is currently vacant.

### Previous Review Comments:

This project was previously reviewed by the Design Commission on May 8, 2018, at which time the project was CONTINUED to allow design concerns to be addressed. The following is a summary of some of the key comments and suggestions from the Design Commission:

- Exterior Colors and Materials:
  - Overall, the Design Commission liked the exterior color palette for the building.
  - There was some concern about the use of lap siding, especially at the main entrance.
  - The siding material shown on the top floor required clarification.
  - It was encouraged that the wall materials and colors in the courtyard should match the exterior walls.
- Corner Features:
  - There was mixed feedback on creating a hierarchy amongst the corner features, or keeping them all the same, like bookends.
- Balconies:
  - The semi-recessed balcony detail on the south wall was favored, and it was encouraged to continue this detail on the other sides of the building.
- Pergola:
  - The option of angling the support columns was discussed, and overall the Design Commission expressed a preference for this option.

- Entrance Canopy:
  - The Design Commission encouraged the entrance canopy to be larger, more interesting, and slightly raised to be above the brick coursing.
  - There was a preference for angled support columns, with consideration to engage the columns to the wall, similar to the 'One Arlington' building.
- VTAC Louvers:
  - Alternate discrete locations for the louvers was encouraged, but painting the louvers to match the adjacent wall surface was an acceptable approach.
- Parking Garage:
  - There was concern with the appearance of how the parking garage attached to the apartment building, and a dividing detail was encouraged.
  - There was concern regarding the appearance of the east wall. Staggered panels were considered, but looked too busy.
  - There was concern regarding the lack of windows in the stair tower.
  - Overall, the garage needed more color to complement the building design.

### **Project Update:**

In response to the comments from May 8, the petitioner has made changes to the design. A summary of the changes is as follows:

- Exterior Colors and Materials:
  - No changes to the exterior colors.
  - The lap siding was changed to a smooth panel with a running bond layout.
  - The siding material on the top floor has been clarified to be smooth panels.
  - The renderings have been updated to show the courtyard walls detailed to match the exterior walls.
- Corner Features:
  - No changes.
- Balconies:
  - The semi-recessed balcony detail on the south wall has been omitted to be consistent with the other elevations. However, the cornice detail at the top of the wall above each balcony has been lowered to visually break up the long walls in a similar manner as the semi-recessed balconies.
- Pergola:
  - The pergola support columns have been angled to complement the entrance feature on the existing 'One Arlington' building.
- Entrance Canopy:
  - The entrance canopy has been widened, raised, and angled support columns added to complement the entrance canopy design at the existing 'One Arlington' building.
- Parking Garage:
  - A metal mesh screen has been added to create a break between the apartment building and the parking garage.
  - A metal mesh screen wall has been added to the east wall to add interest to the design.
  - The stair tower walls have been opened up for a more transparent appearance. The openings are covered with metal mesh screens.

### **Staff Comments:**

As previously reported, overall, the proposed design is nicely done with a modern aesthetic that is appropriate in this location. The overall massing and variety of materials is nicely designed, and fits well with the overall vision for the development, including the existing "One Arlington" apartment tower, the proposed hotel, and the proposed retail buildings.

In regards to the proposed revisions:

- The proposed running bond pattern in the "pumpkin" wall panels is a little busy, and should be evaluated by the Design Commission for cohesiveness with the overall design.

- Omitting the semi-recessed balcony detail is not consistent with the Design Commission's recommendations. The revised cornice detail above the balconies does work well to visually break up the long walls in a similar manner, but the semi-recessed balcony detail is preferred and encouraged.
- The revised entrance canopy is much improved from the previous design, and it works well to signify the entrance.
- The proposed metal mesh screen wall at the garage is a creative solution to visually separate the garage from the apartment building, and it works well to add interest to the sloped portion of the east wall. Options to grow vegetation on the east screen wall are encouraged.
- It is recommended that the metal mesh screens in the garage stair tower be replaced with a glass curtain wall for an enhanced appearance and to protect the stairs from rain, snow, and ice.
- The precast concrete garage panels are still too monochromatic. It is recommended that color be added to the base of the garage to complement the apartment building.
- The previous plans included a small cornice detail at the top of the garage, which has been omitted. It is recommended that the cornice detail be added back to the design.
- The exterior wall material, finishes, and colors of the apartment building walls abutting, and above, the top floor of the garage need to be clarified. These walls need to be of a finished quality consistent with the apartment building design.

**Equipment Screening:**

All rooftop mechanical equipment will be screened from view by sound absorbing screen walls finished to complement the dark gray wall color.

**Signage:**

There is no signage included in this proposal. All signage shall comply with Chapter 30 Sign Code, and separate permits are required.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the design of the proposed apartment building to be located at 3400 W. Euclid Avenue. This recommendation is subject to compliance with the revised plans received 5/25/18, 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. The proposed running bond pattern in the "pumpkin" wall panels should be evaluated by the Design Commission for cohesiveness with the overall design.
2. Incorporating semi-recessed balconies throughout the design is encouraged.
3. Options to grow vegetation on the east garage screen wall are encouraged.
4. It is recommended that the metal mesh screens in the garage stair tower be replaced with a glass curtain.
5. It is recommended that color be added to the base of the garage to complement the apartment building.
6. It is recommended that the cornice detail be added back to the precast concrete garage walls.
7. Clarify the exterior wall material, finishes, and colors of the apartment building walls abutting, and above, the top floor of the garage. These walls need to be of a finished quality consistent with the apartment building design.
8. 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, sign code or building 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/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.
9. All signage shall comply with the Sign code, Chapter 30.

June 5, 2018

Steve Hautzinger AIA, Design Planner  
Department of Planning & 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, Petitioner, DC File 18-025