

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Arlington Block 425  
**Project Address:** 225 W. Campbell Street  
44 S. Highland Avenue  
33 S. Chestnut Avenue

**Prepared By:** Steve Hautzinger  
**Date Prepared:** January 29, 2019

### PETITIONER INFORMATION:

**DC Number:** 18-104  
**Petitioner Name:** Michael Firsell  
**Petitioner Address:** Firsell Ross  
2801 Lakeside Drive  
Bannockburn, IL 60015

**Meeting Date:** February 12, 2019

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### Requested Action(s):

Approval of the proposed architectural designs for three new multi-story apartment buildings in the Downtown.

### 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 Rezoning, PUD, Land Use Variation, and other variations. 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 proposing three new buildings on the northern three-fourths of the existing vacant Block 425 in the Downtown:

- Chestnut Avenue Building:
  - 4 stories
  - 54 apartments
  - Underground parking
  - Rooftop terrace
- Campbell Street Building:
  - 9 stories
  - First floor retail space
  - Second floor commercial/retail/office space
  - 182 apartments, floors 3 through 9
  - Rooftop terrace
- Highland Avenue Building:
  - 13 stories
  - First floor retail space and parking garage
  - Parking garage, floors 2 through 6
  - 125 apartments, floors 7 through 12
  - 13<sup>th</sup> floor amenity space with rooftop terraces

**Preliminary Design Commission Review:**

This project received a preliminary Design Commission review on December 11, 2018. Highlights of the Design Commission feedback from that meeting are as follows:

- **General Comments:**
  - The Design Commission was in favor of the overall style and design direction for the three buildings, except one of the Commissioners felt that the designs of three buildings should be more cohesive, more innovative, and include more sustainable design features.
- **Chestnut Avenue Building:**
  - The two gables on the front elevation were encouraged to be omitted.
  - Additional design development to highlight the front entry was encouraged.
  - The keystone detailing in that flat arches was discouraged.
  - Detailing of the ramp walls leading to the underground garage was encouraged.
  - One Commissioner did not like the cornice design or cornice materials.
- **Campbell Street Building:**
  - Additional design development of the west façade was encouraged to add more interest to the design.
  - Increasing the height of the first floor stone base was encouraged.
  - Increasing the thickness of the thin cornice brackets was encouraged.
  - Clarification of the balcony support structure was requested.
  - Further study of the bumpout on the north elevation was encouraged to resolve the imbalance of having windows on one side, but not the other.
  - One Commissioner did not like the cornice design or cornice materials, stating that foam brackets and PVC panels are not sustainable building materials.
- **Highland Avenue Building:**
  - There was concern about the appearance of the glass curtain walls at the garage levels on the north and south elevations being dark at night and looking different from the apartment level curtain walls above. Further study and design development of this area was encouraged.
  - One Commissioner did not agree with matching the existing Village garage design at the garage levels, had concerns about the solar heat gain of the glass curtain wall at the apartment levels, and felt the cornice detail at the top of the building should be more modern.
  - One Commissioner was opposed to the large “44” sign at the top of the building.

**Project Update:**

Based on the feedback received at the preliminary Design Commission review, the petitioner has made the following changes to the proposed design:

- **Chestnut Avenue Building:**
  - The two gables on the front elevation have been omitted.
  - The design of the main entrance has been enhanced with a raised stone base.
  - The keystone detailing in that flat arches has been omitted.
  - A form liner pattern has been added to the ramp walls leading to the underground garage.
- **Campbell Street Building:**
  - The east and west facades have been enhanced with a taller stone base and a raised cornice to accentuate the center bay feature.
  - The stone base has been increased to the middle of the second floor windows on all sides of the building, and the

- height of the drive-through entrance has been raised.
  - The thin cornice brackets have been widened.
  - Hanger rods have been added to the balconies.
  - The windows on the side of the north elevation bumpout have been omitted.
- Highland Avenue Building:
    - The glass curtain walls at the garage levels on the north and south elevations have been omitted.
    - The large “44” sign at the top of the building has been omitted.

**Staff Comments:**

- General Comments:
  - Exterior Materials. Overall, the exterior materials are quality, durable stone & masonry materials, which are nicely coordinated and work well together, providing a cohesive feeling throughout the development.
- Chestnut Avenue Building:
  - Overall, the proposed design is very nicely done. The proposed traditional style and detailing will work very well in this location.
  - The decorative cornice and bay windows add richness to the design.
  - The alternating brick colors and individual entry porticos at the ground floor units provide a nice residential scale and give the building a rowhome feel.
- Campbell Street Building:
  - Overall, the proposed design is very nicely done, and it will fit in very well with the character of the adjacent Downtown buildings.
  - The character of the first floor retail is well defined from the upper façade, and includes wall space for future retail signage.
  - The only comment on the design is to clarify the color of the stone trim pieces, which are illustrated as white in the renderings, but are not labeled on the architectural elevations. The raised stone bay on the east & west ends has a thick white cap that appears oversized. It is recommended that this detail be revised to match the stone cap at the drive-through bay on the north elevation.
- Highland Avenue Building:
  - The garage levels are nicely designed to match the existing adjacent Village garage.
  - The glass curtain wall façade of the upper tower is distinctly different from other buildings in the Downtown and should be evaluated by the Design Commission.
  - Further design development of the north and south elevations is encouraged to better integrate the upper glass residential floors with the garage levels and building entrance below, similar to the center portion of the west elevation, which is nicely balanced and carries the brick material up into the residential floors.
  - The main entrance to the building on the north wall is understated for a luxury rental building. It is recommended that the design of the main entrance be enhanced with a grand appearance, and better integrated with the upper residential floors.
  - The west elevation includes a nicely designed curved curtain wall bay window feature in the center of the wall. It is recommended that this feature also be included on the east elevation to enhance the appearance of the east wall.
  - The first floor of the south wall is large and blank. It is recommended that openings be added to break up the large wall area. However, consideration should be given to vehicle headlights circulating inside the garage.

**Mechanical Equipment, Utility Equipment, and Utility Meter Screening:**

All mechanical equipment, utility equipment, and utility meters are required to be screened from public view. All three buildings include perimeter parapet walls to screen the rooftop mechanical equipment.

All wall-mounted equipment and meters must also be screened from view. The site plan indicates preliminary meter locations on the side and rear of the buildings. Where possible, all equipment and meters should be inside the buildings. For equipment that is required to be on the exterior, it shall be located on the side or rear elevations, away from the public walks, and enclosed with decorative metal screens.

**Signage:**

The only proposed signs are wall-mounted street addresses on each building mounted above the main entrance. Separate sign permits and detailed sign plans will be required, but the proposed signs are nicely designed and appear to be code compliant. The petitioner should clarify the proposed sign materials and if/how the signs will be illuminated.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the proposed architectural designs for the 33 S. Chestnut Avenue and 225 W. Campbell Street buildings, and **evaluate** the proposed architectural design for the 44 S. Highland Avenue building. This recommendation is based on, and subject to compliance with, the plans received 1/14/19, 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. Campbell Street building. Clarify the color of the stone trim pieces. The raised stone bay on the east & west ends has a thick white cap that appears oversized, and it is recommended that this detail be revised to match the stone cap at the drive-through bay on the north elevation.
2. Highland Avenue building. Evaluate the proposed curtain wall facades on the north and south elevations, and consider options to better integrate the upper glass residential floors with the garage levels and building entrance below, similar to the center portion of the west elevation, which is nicely balanced and carries the brick material up into the residential floors.
3. Highland Avenue building. It is recommended that the design of the main entrance on the north elevation be enhanced with a grand appearance, and better integrated with the upper residential floors.
4. Highland Avenue building. It is recommended that a curved curtain wall bay window be added to the east elevation, to match the west elevation.
5. Highland Avenue building. It is recommended that wall openings be added to the first floor of the south wall to break up the large blank wall area. However, consideration should be given to vehicle headlights circulating inside the garage.
6. Where possible, all equipment and meters should be inside the buildings. For equipment that is required to be on the exterior, it shall be located on the side or rear elevations, away from the public walks, and enclosed with decorative metal screens.
7. Clarify the proposed address sign materials and if/how the signs will be illuminated.
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.

\_\_\_\_\_, January 29, 2019

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 18-104