

PRELIMINARY 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: December 4, 2018

PETITIONER INFORMATION:

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

Meeting Date: December 11, 2018

Requested Action(s):

Preliminary review 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
 - 13th floor amenity space with rooftop terraces

Preliminary Building Design Comments: (based on drawings received 11/27/18)

- **General Comments:**
 - Exterior Materials. Very nice quality durable materials (stone & masonry). Overall, nicely coordinated materials work well together, and tie the development together.
- **Chestnut Avenue Building:**
 - Overall, the proposed design looks great. Beautiful traditional style and detailing will work very well in this location.
 - The decorative cornice and bay windows add richness to the design.
 - Alternating brick colors and individual entry porticos at the ground floor units provide a nice residential scale and give the building a rowhome feel.
 - The two brick colors may not have enough contrast. Consider a new brick selection with slightly more contrast to accentuate the alternating brick appearance.
 - The two inner porticos are less impactful because of the single masonry pier and the lack of a railing above. Consider changing the detailing of the two inner porticos to match the design and detailing of the two outermost porticos.
 - The two gables at the top of the building add interest to the roofline and help balance the center mansard roof. However, the gables are too shallow and have a fake appearance.
 - It is recommended that the gable depth be extended further back, at least 12 feet, for a more substantial appearance.
- **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.
 - For the final review, it is recommended that the rendering be adjusted to more accurately depict the proposed bronze tinted glazing, instead of the bright blue color as currently shown.
- **Highland Avenue Building:**
 - The garage levels are nicely designed to match the existing adjacent Village garage.
 - The upper glass curtain wall façade is distinctly different from other buildings in the Downtown and should be evaluated by the Design Commission.
 - Consider integrating vertical masonry piers to break down the large expanses of glass into sections, similar to the curtain wall detailing on the north elevation of the proposed Campbell building.
 - Confirm that the curtain wall glazing will not be highly reflective.
 - For the final review, it is recommended that the rendering be adjusted to more accurately depict the proposed bronze tinted glazing, instead of the bright blue color as currently shown.
 - The architectural elevations and renderings should be updated to show the ground floor retail storefront on the north elevation.
 - The garage level floor plans should be updated to show the openings and jogs in the exterior walls.

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.

Additional details are required to confirm the locations and screening for all building-mounted utility equipment and meters. A preliminary utility plan needs to be provided to coordinate the locations and screening of all equipment, including exterior ground-mounted equipment.

Preliminary Signage Comments:

The only signage proposed at this time are two street address signs on the Highland Building:

- North Elevation: A “44 S. Highland” wall sign is proposed above the main entrance. Additional signage details will be required, but the proposed sign appears to be nicely designed and code compliant.
- West Elevation: A large number “44” wall sign is proposed at the top of the building. Wall signs are not allowed above the second floor in the Downtown, so the proposed sign should either be omitted or a sign variation requested. The Design Commission should provide preliminary feedback on the proposed sign.

December 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 18-104