

STAFF DESIGN COMMISSION REPORT RE-REVIEW

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
Date Revised: March 5, 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
Re-Review Meeting Date: March 12, 2019

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
 - 13th floor amenity space with rooftop terraces

Previous Design Commission Reviews:

This project received a preliminary Design Commission review on December 11, 2018 and a formal Design Commission review on February 12, 2019, at which time the project was CONTINUED to allow design concerns to be further studied and addressed. Highlights of the Design Commission feedback from the February 12 meeting are as follows:

- **Chestnut Avenue Building:**
 - The Design Commission was in favor of the design as submitted.
 - There was one recommendation to consider a nicer roofing material above the main entrance, such as faux slate shingles.
- **Campbell Street Building:**
 - There were concerns about the stone base terminating in the middle of the second floor windows, which created a castle-like crenellation appearance. It was encouraged to raise the stone to above the second floor windows.
 - Similarly, there was concern about the castle-like crenellation appearance at the top of the brick piers at the eighth floor.
 - The detailing of the curtain wall feature on the north elevation was discussed. It was recommended to add a horizontal break across the eighth or ninth floor line to give more hierarchy to the top of the building.
- **Highland Avenue Building:**
 - There was concern about the understated appearance of the main building entrance on the north elevation. It was encouraged to enhance the entry design with additional detailing for a more grand appearance.
 - Further design development of the first floor on the south elevation was encouraged to break up the appearance of the blank wall.
 - One Commissioner felt that the top glass portion of the building needed better integration with the masonry garage base.
 - Two of the Commissioners encouraged adding the curved central bay feature on the east elevation to match the west elevation.

Project Update:

Based on the feedback received at the February 12 Design Commission meeting, the petitioner has made the following changes to the proposed design:

- **Chestnut Avenue Building:**
 - The asphalt shingles have been changed to a black faux slate roofing material.
- **Campbell Street Building:**
 - The stone base has been raised to above the second floor windows, and transoms have been added to the second floor windows.
 - The brick piers at the eighth floor have been lowered to align with the top of the brick wall.
 - A horizontal break has been added across the ninth floor line to give more hierarchy to the top of the building.
 - The exterior material at the top floors has been changed from PVC panels to EIFS.
- **Highland Avenue Building:**
 - The design of the main building entrance on the north elevation has been enhanced with a grand appearance that works well with the design.
 - Inset metal screens for vegetation have been added across the first floor on the south elevation, which work well to break up the appearance of the blank wall.
 - The decorative Azek cornice at the top of the glass curtain walls has been changed to a simple aluminum parapet cap.
 - A flat glass curtain wall has been added in the middle of the east elevation.

Staff Comments:

- **Chestnut Avenue Building:**
 - Overall, the proposed design is very nicely done, and the faux slate roofing is a nice enhancement to the design.
 - The petitioner needs to clarify the material and finish of the ramp walls going down to the garage. The renderings illustrate brick, and the architectural drawings show a large-format running bond. It was previously mentioned that this will be a concrete form liner. If so, the finish/color needs to be confirmed.
- **Campbell Street Building:**
 - The changes to the stone and brick detailing are nicely done, and address the Design Commission's concerns.
- **Highland Avenue Building:**
 - For a more cohesive appearance, it is recommended that the central curtain wall feature on the east elevation be revised with a curved bay to match the west elevation.
 - The "44 S. Highland" wall sign is not allowed above the second floor ceiling. The sign should be revised to comply with code, or a sign variation would be required.
 - Signage should be developed for the parking garage so as to promote available customer parking for the development.

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:

Separate sign permits and detailed sign plans will be required for the proposed address wall signs.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural designs for 33 S. Chestnut Avenue, 225 W. Campbell Street, and 44 S. Highland Avenue. This recommendation is based on, and subject to compliance with, the revised plans dated and received 3/1/19, 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. Chestnut building. Clarify the material and finish of the ramp walls going down to the garage.
2. Highland Avenue building. For a more cohesive appearance, it is recommended that the central curtain wall feature on the east elevation be revised with a curved bay to match the west elevation.
3. Highland Avenue building. The "44 S. Highland" wall sign is not allowed above the second floor ceiling. The sign should be revised to comply with code, or a sign variation would be required.
4. Highland building. Signage should be developed for the parking garage so as to promote available customer parking for the development.
5. Where possible, all mechanical and utility 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.
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, 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.

March 5, 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