

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Sigwalt 16, Taylor Morrison Townhomes
Project Address: 37-45 S. Chestnut Avenue,
36-40 S. Highland Avenue

Prepared By: Steve Hautzinger
Date Prepared: May 21, 2019

PETITIONER INFORMATION:

DC Number: 19-034
Petitioner Name: Marc McLaughlin
Petitioner Address: Taylor Morrison of Illinois Inc.
1834 Walden Office Square, Suite 300
Schaumburg, IL 60173

Meeting Date: May 28, 2019

Requested Action(s):

Approval of the proposed architectural design for three new multi-family townhome buildings.

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, Subdivision, PUD approval, and multiple zoning 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 to build three new 4-story townhome buildings with a total of 16 units on an existing vacant site at the south end of Block 425 on the edge of the Downtown. Each townhome unit will have a separate entrance on the front and a private enclosed garage on the back. The top floor of each unit will be recessed approximately 14 feet to create an outdoor rooftop terrace.

Preliminary Design Commission Review:

This project received a preliminary Design Commission review on February 26, 2019. At that time, Staff reported that the Village Board and neighboring residents had previously expressed their preference for a traditional style development in this location to complement the context of the adjacent single-family neighborhood. Staff presented an image of a traditional style multi-family development on the edge of Naperville's Downtown that the Village Board expressed their preference for at a Committee of the Whole meeting on June 11, 2018. In order to comply with the direction from the Village Board, Staff recommended that the modern style townhome proposal be redesigned with a more traditional aesthetic, and several design suggestions were provided.

Despite the Village Board's preference for a traditional style development, the Design Commission liked the overall modern style direction for this project, including the materials and colors. However, they did recommend the following:

- It was encouraged to enhance the appearance of the buildings as townhouses by further defining the appearance of each individual townhome.
- It was recommended to add windows to the blank wall areas facing south.
- There was a preference to omit the grids (muntins) from the windows.
- Sustainable design was encouraged, and a list of "green" design features was requested.

Project Update:

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

- Massing. The overall appearance of the design as individual townhomes instead of one large building was greatly improved by the following:

- The three story corner “tower” element was omitted and replaced with a two-story box bay creating a clear identity for the corner townhome unit.
- Box bays were added to all of the units, providing a very nice residential scale.
- Scuppers and downspouts were added between each of the units, which provides a subtle visual break between each of the units.
- Brick Colors. The brick colors were revised from shades of gray to a creamy white and a reddish brown.
- South Windows. The south walls of the east and west buildings were redesigned to include three vertical rows of windows.
- Window Grids. The window grids (muntins) were omitted from the design.
- Sustainable Design. An extensive list of sustainable design features was provided.

Staff Comments:

Overall, the proposed design is very nicely done, consistent with the Design Commission’s support for a more contemporary design. The softened material palette combined with the changes to the massing helps to create a transitional style development that has a fresh modern appearance to complement the Downtown, yet has a nice scale and level of detail to fit with the adjacent traditional style single-family neighborhood.

Staff has just a couple items of concerns to be evaluated by the Design Commission:

- North Elevation of the Highland building. The north elevation of the Highland building is lacking detail. Although visibility of this elevation will be limited, it is recommended that additional masonry and windows be provided to enhance the appearance.
- Optional Fourth Floors. The petitioner is proposing to offer the fourth floors for all interior units as an option to potential buyers. The fourth floor for all end units will be standard. This raises concerns about the potential for a random appearance to the massing at the top of each building. To ensure a consistent appearance for the development, it is recommended that the fourth floor space either be included for all units on all buildings, or completely eliminated.

Mechanical Equipment, Utility Equipment, and Utility Meter Screening:

All rooftop mechanical equipment is required to be screened from public view. Air conditioning units are located on the fourth floor roof terraces, and will be fully screened by the parapet walls.

Exterior wall-mounted equipment and meters must also be screened from view. The locations of these items is not yet determined, but it is recommended that they be required to be located on the back of the buildings, away from the street frontages.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the Sigwalt 16, Taylor Morrison Townhomes to be located at 37-45 S. Chestnut Avenue and 36-40 S. Highland Avenue. This recommendation is based on, and subject to compliance with, the architectural plans dated and received 4/12/19, exterior elevations and renderings dated 5/22/19 and received 5/24/19, 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. Provide additional masonry and windows on north elevation of the Highland building.
2. A requirement that the fourth floor space either be included for all units on all buildings, or completely eliminated.
3. A requirement to locate all exterior wall-mounted mechanical equipment and meters on the back of the buildings, away from the street frontages.
4. 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.
5. All signage shall comply with Chapter 30, Sign Code.

May 21, 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 19-034