

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Trammell Crow Senior Housing Development
Project Address: 2045 S. Arlington Heights Road

Prepared By: Steve Hautzinger
Date Prepared: November 3, 2020

PETITIONER INFORMATION:

DC Number: 20-054
Petitioner Name: Mary Boehmler
Petitioner Address: Trammell Crow
700 Commerce Drive, Suite 455
Oakbrook, IL 60005
Meeting Date: November 10, 2020

Requested Action(s):

Approval of the proposed architectural design for a new Senior Housing Development.

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 and PUD approval. 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 a complete redevelopment of an existing 8.2 acre office property. The scope of the project includes demolition of four existing single-story office buildings to allow construction of a new, three-story, 175-unit luxury senior living development. The Property will include 93 Independent Living units, 58 Assisted Living units, and 24 Memory Care units with ample amenity space. The development will provide approximately 191,000 gross square feet of building area and will include approximately 193 parking spaces.

Staff Comments:

Overall, the proposed design is very nicely done with quality materials, nice scale, proportion, and detailing. The scale of the large building is broken down with changes in materials, jogging of the exterior wall planes, using a combination of recessed and projected balconies, and varying the parapet wall heights. All of these details work well together to add a lot of interest and nice scale to the overall design. The exterior materials are varied in type, color, and texture. The materials and colors are very well coordinated, and they offer a nice amount of contrast to break up the large walls. Other details, such as vertical grouping of windows add the finishing touches to the success of the overall composition.

However, Staff recommends the following revisions to further enhance the design:

- **Balcony Fascia/Soffit.** The balcony fascia and soffits are proposed to be clad in a light gray metal. It is recommended to consider changing the fascia/soffit color to black for more contrast against the exterior walls, and to coordinate with the black balcony railings.
- **Elevator Overrun.** There are two elevator overruns projecting above the roof. The overruns are proposed to be clad in black fiber cement panels to match the wall coping. However, these "black boxes" are prominent and they detract from the rest of the design. As proposed, the elevator overruns are in line with the exterior walls. It is strongly recommended that they be setback from the exterior walls to reduce their prominence. It appears that the floor plans could accommodate a five or six foot setback. Additionally, it is recommended to change the black color to a gray color (matching the grey brick) to soften the appearance.

Sustainable Design:

Sustainable design is always encouraged, especially for large Planned Unit Developments. The petitioner has provided an extensive list of sustainable design features that have been incorporated into the design.

Mechanical Equipment, Utility Equipment, and Utility Meter Screening:

All exterior mechanical equipment is required to be screened from public view. The majority of mechanical equipment is proposed to be located within the building. However, there is a small grouping of mechanical units located in the center of the roof. If those units will be visible from the road, then a screen will need to be provided. A sight line study is required to confirm.

Utility meters are proposed on the east side of the building, which will be screened with landscaping.

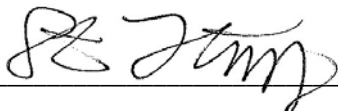
Signage:

For Institutional developments, Chapter 30 Sign Code allows one ground sign per street frontage, with 800 feet of separation required between the signs. The petitioner is proposing two ground signs facing the adjacent streets, and two internal ground signs at each driveway, for a total of four ground signs. All of the signs are proposed to be low, monument style signage, which is an appropriate scale for this development. However, the two ground signs facing the streets are approximately 490 feet apart (measured along the property line), where 800 feet minimum is required, and the two internal ground signs are not allowed. The petitioner will either need to revise their signage plans to comply with code, or seek variations.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for the Trammel Crow Senior Housing Development at 2045 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 10/28/20, 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. **Balcony Fascia/Soffit.** It is recommended to consider changing the fascia/soffit color from light gray to black for more contrast against the exterior walls, and to coordinate with the black balcony railings.
2. **Elevator Overrun Setback.** It is recommended that the elevator overruns be setback from the exterior walls, approximately five or six feet, to reduce their prominence.
3. **Elevator Overrun Color.** It is recommended to change the siding color of the elevator overruns from black to grey (to match the grey brick) to soften the appearance.
4. **Mechanical Screening.** Provide a sight line study to confirm if the rooftop mechanical units will be visible from the streets, and if so, provide a screen to conceal them from view.
5. **Signage.** All signage is required to comply with Chapter 30 Sign Code, or seek variations.
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.



November 3, 2020

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 20-054