

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Hawkeye Chiropractic
Project Address: 1650 S. Arlington Heights Road
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 21-018
Petitioner Name: Jason Bergwerff
Petitioner Address: Apex Design Build
9550 W Higgins
Rosemont, IL 60018
Meeting Date: March 30, 2021

Date Prepared: March 16, 2021

Requested Action(s):

Approval of the proposed architectural design for a new medical office building.

Design Commission Responsibility for Projects Reviewed by the 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 from the R-1, One-Family Dwelling District to the O-T, Office Transitional District, and Planned Unit Development (PUD) approval to allow a medical office building. 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 a new single-story medical office building on an existing vacant lot. Hawkeye Chiropractic will occupy approximately 3,142 sf of the 5,142 sf building. The remaining 2,000 sf will be for a future medical office tenant.

Architectural Design:

Overall, the proposed design concept has a fresh modern appearance that will work well in this location. The single-story massing and pitched roof design complements the neighboring Zion Church building and the Memory Care facility across the street. The white brick façade fits well with the surrounding masonry buildings, and the accent of charcoal gray vertical siding adds interest to the design. However, to further enhance the design, the following items should be evaluated:

1. **Entrance Designs.** The petitioner's main entrance is nicely highlighted with gable bump out and decorative metal canopy. However, the second tenant's entry door appears as a secondary entrance or back door instead of another main entrance. The Design Commission should evaluate if additional design development of the second entrance is necessary.
2. **Punched Windows.** The width and spacing of the punched windows varies across the front elevation creating a somewhat unbalanced appearance. Consider revising the windows to be one size with a regular spacing to provide a nicer rhythm to the front facade. If possible, consider increasing the height of the windows to align with the top of the entry door storefronts. Additionally, the decorative window grilles (grids) appear out of context with the style of the design. Consider omitting the decorative grilles.
3. **Additional Detailing.** Additional detailing is encouraged, such as a soldier brick course above the windows and doors, and decorative trim around the windows within the areas of wall siding.

Signage:

Signage has not been submitted at this time, but it should be noted that this property is intended to be rezoned as O-T, Office Transitional District where only one freestanding monument ground sign (24 sf maximum) is allowed per Planned Unit Development, and wall signs are not allowed. One nameplate per occupant (one sf maximum), as well as window signage (40% maximum coverage) are allowed to identify each tenant's entrance.

Mechanical Equipment Screening:

The only exterior mechanical equipment are small air conditioning condensers which will be located behind the building. There is no rooftop equipment.

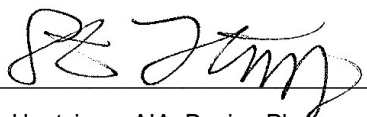
Trash Screening:

The petitioner is proposing one trash dumpster enclosure at the south end of the parking lot which is nicely designed using the same brick as the main building.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the architectural design for Hawkeye Chiropractic at 1650 S. Arlington Heights Road. This recommendation is subject to compliance with the architectural plans received 3/1/21, 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. Consider enhancing the design of the south tenant's main entrance, which currently appears as a secondary entrance or back door instead of another main entrance.
2. Consider revising the size and spacing of the punched windows on the front elevation to be one size with a regular spacing to provide a more balanced appearance and nicer rhythm on the front façade. If possible, increase the height of the windows to align with the top of the entry door storefronts.
3. Consider omitting the decorative window grilles (grids) from the punched windows, which appear out of context with the style of the design.
4. Additional detailing is encouraged, such as a soldier brick course above the windows and doors, and decorative trim around the windows within the areas of wall siding.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage 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/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. All signage must meet code, Chapter 30, or approved variations.



March 16, 2021

Steve Hautzinger AIA, Design Planner

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 21-018