

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Arlington 425  
**Project Address:** 33 S. Chestnut Avenue  
225 W. Campbell Street  
44 S. Highland Avenue

**Prepared By:** Steve Hautzinger  
**Date Prepared:** March 19, 2021

### PETITIONER INFORMATION:

**DC Number:** 21-017  
**Petitioner Name:** Michael Firsell  
**Petitioner Address:** Firsell Ross  
2801 Lakeside Drive, Suite 207  
Bannockburn, IL 60015

**Meeting Date:** March 30, 2021

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### Requested Action(s):

Approval for design revisions of two previously approved new multi-story buildings and design approval for a new parking garage 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 two new buildings and a new parking garage on the vacant northern three-fourths of Block 425 in the Downtown. This project previously received Design Commission approval on March 12, 2019, as well as zoning approval on June 3, 2019 per Ordinance 19-019. At this time, the petitioner has made changes to the project, so Design Commission re-review and zoning amendments are required.

In 2019, the project was comprised of a 4-story apartment building facing Chestnut Avenue, a 9-story mixed-use building facing Campbell Street, and a 13-story apartment building with parking garage facing Highland Avenue.

A summary of the primary design changes to the project are as follows:

- **Highland Building.** The entire residential tower above the parking garage has been omitted. The garage has been redesigned as a 4-story structure abutting the existing municipal garage. Similar to the 2019 approval, the architectural style, materials, and details have been designed to match the existing municipal garage.
- **Chestnut Building.** The Chestnut building has been changed from a four-story building to a five-story building. The exterior design and materials remain the same as approved in 2019.
- **Campbell Building.** The Campbell building has been changed from a nine-story building to a ten-story building. The exterior design and materials remain the same as approved in 2019, except for some minor changes to the window arrangement at the second floor. Also, a pedestrian bridge connection to the parking garage has been added on the back of the building at the second floor level.

**2019 Design Commission Requirements:**

All requirements from the 2019 Design Commission approval have been addressed in the current plans. Please refer to the attached "2019 Design Commission Conditions of Approvals" for a detailed summary.

**Staff Comments:**

The designs of the Chestnut and Campbell buildings have not changed since the 2019 approval, and the addition of one additional story to each building is nicely integrated and does not create any aesthetic design concerns regarding the appearance of the buildings.

In 2019, the garage design was approved to match the existing garage. The current redesigned smaller version with stair towers at each corner is nicely done to match the detailing of the existing garage. The only comment regarding the proposed garage design is that the small green awning above the pedestrian entry into the main stair tower has a random and understated appearance. A more substantial canopy is recommended in lieu of the small fabric awning to better fit with the overall garage design.

**Mechanical Equipment, Utility Equipment, and Utility Meter Screening:**

All mechanical equipment, utility equipment, and utility meters are required to be screened from public view. The Chestnut and Campbell 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.

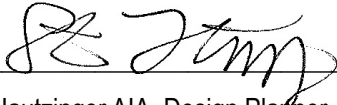
**Signage:**

Each building has wall-mounted street addresses above the main building entrance. The parking garage also has a "ARLINGTON 425" wall sign above the vehicular entry. The proposed signs are nicely designed and appear to be code compliant. However, the petitioner should clarify the proposed sign materials and if/how the signs will be illuminated.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the proposed design revisions for the two previously approved new multi-story buildings and the new parking garage design for Arlington 425. This recommendation is based on, and subject to compliance with, the plans received 2/26/21, revised drawings CA.3 & CA.4 received 3/19/21, material boards and material lists received 3/1/21, revised material list for 225 W. Campbell received 3/19/21, 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. All applicable conditions of approval from March 12, 2019 as summarized in the attached "2019 Design Commission Conditions of Approvals".
2. A recommendation to provide a more substantial canopy above the pedestrian entry into the parking garage in lieu of the small, understated fabric awning to better fit with the overall garage design.
3. Where possible, all equipment and meters should be located 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.
4. Clarify the sign materials and if/how the signs will be illuminated for the proposed wall mounted street addresses and "ARLINGTON 425" wall sign.
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, 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 19, 2021

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 21-017