

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Crescent Place
Project Address: 310 W Rand Road

Prepared By: Steve Hautzinger
Date Prepared: May 3, 2021

PETITIONER INFORMATION:

DC Number: 21-025
Petitioner Name: John Green
Petitioner Address: Groundwork Ltd.
351 W Dundee Rd, Suite A
Buffalo Grove, IL 60089
Meeting Date: May 11, 2021

Requested Action(s):

Approval of the proposed architectural design for a new apartment building.

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 from B-2, General Business District to R-6, Multiple-Family Dwelling District. 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.**"*

Architectural Design:

The petitioner is proposing to build a new four-story apartment building on an existing vacant site. Overall, the proposed design has a modern aesthetic that will fit well with the adjacent recently refreshed Stonebridge Apartments. The design does somewhat lack a residential feel, which could be enhanced with balconies for each apartment. However, the petitioner has reported that balconies are not possible due to the specified mechanical system which requires louvers under every window, thereby prohibiting balcony doors.

The primary exterior materials consist of brown brick combined with white and blue fiber cement siding panels, which are nicely varied and balanced on all sides of the building. However, the areas of blue siding panels do appear a bit monochromatic and flat. It is recommended to consider adding an enhanced window trim detail to add more color contrast and depth to the blue siding wall, such as shown in Image 1 below.



Image 1. Example of a modern style projected window trim detail.

In the perspective view rendering from Rand Road, the large white wall with blue rectangular panel at the third and fourth floor has a bold appearance that is a focal point which detracts from the rest of the design. It is recommended that the blue rectangular panel be omitted, and the brick wall at the third floor be continued across to reduce the size and prominence of the white wall.

Mechanical Equipment, Utility Equipment, and Utility Meter Screening:

All exterior mechanical equipment is required to be screened from public view. The plans indicate three mechanical units to be located on the roof. The proposed design includes perimeter parapet walls which should screen the view of the equipment. However, if the equipment is visible from the adjacent public way, then additional equipment screens will be required around each unit.

All exterior wall-mounted equipment and meters must also be screened from view. 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 street frontage, and screened with an appropriate enclosure or landscaping.

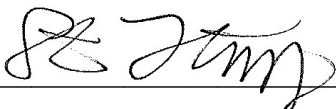
Signage:

One monument style ground sign is proposed at the intersection of Chestnut Avenue and Rand Road. In a residential zoning district, development identification signs are permitted and shall be no more than 25 square feet in area and six feet in height. The proposed sign is no more than six feet tall, and the sign panel is 13.7 square feet, which complies with code. The sign design is very nicely done with colors and materials to match the building design.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for Crescent Place apartments at 310 W Rand Road. This recommendation is based on, and subject to compliance with, the plans received 4/23/21, the perspective rendering view from Rand Road received 4/26/21, 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. A recommendation to consider a modern style projected window trim detail around all windows within the areas of blue siding panels to add more color contrast and depth to the design.
2. It is recommended to omit the blue rectangular panel at the third and fourth floors on the south elevation, and instead continue the brick across the third floor in that location to reduce the size and prominence of the white wall.
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 street frontage, and screened with an appropriate enclosure or landscaping.
4. All signage is required to comply with Chapter 30 Sign Code, or seek variations.
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.



May 4, 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 20-025