

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Parkview Apartments
Project Address: 212 N. Dunton Avenue
Prepared By: Steve Hautzinger

Date Prepared: May 21, 2014

PETITION INFORMATION:

DC Number: 14-040
Petitioner Name: Kelle Bruckbauer
Petitioner Address: Tinaglia Architects
814 W. Northwest Highway
Arlington Heights, IL 60004
Meeting Date: May 27, 2014

Requested Action(s):

1. Approval of the proposed architectural design for a new Mixed-Use apartment building with indoor parking and retail space located in the Downtown (B-5) Zoning District.

ANALYSIS:

Summary

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner is seeking approval of the architectural design for a new Mixed-Use apartment building including indoor parking and retail space. The proposed location is a vacant site on the north end of the Downtown (B-5) Zoning District at the corner of Dunton Avenue and Eastman Street. The proposed development will be seven stories in height with 45 residential apartment units occupying floors three through seven. The first and second stories will contain indoor parking for use by the apartment residents. The petitioner is also proposing 1,254 sf of retail space located at sidewalk level, at the northeast corner of the first floor.

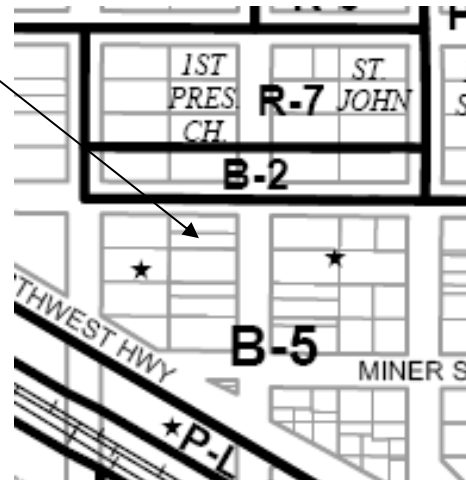
The proposed development does comply with the B-5 zoning requirements for building height and density, however this project does require approval as a Planned Unit Development through the Plan Commission process. A previous version of this proposal, which was eight stories in height and had 49 residential units, did receive Design Commission and preliminary PUD approval in 2007.

SITE ANALYSIS



Aerial of Property

Subject Property



Zoning Map of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	B-5, Downtown District	Vacant	Mixed Use
North	B-2, General Business District	First Presbyterian Church	Institutional
South	B-5, Downtown District	Hornak Home Improvement	Mixed Use
East	B-5, Downtown District	Hancock Square Apartments	Mixed Use
West	B-5, Downtown District	Multi-Family Condominium	Mixed Use

Architectural Design:

The proposed design is a very nice traditional composition with good massing and rich materials. The design is largely in keeping with the previously approved design from 2007 with some revisions. Primary changes are as follows:

1. Retail space on the first floor (except for the northwest corner) has been replaced with indoor parking and false spandrel glazed storefronts.
2. The second floor is proposed to be parking instead of residential units with windows and balconies.
3. The eighth floor residential units and roof top terraces have been omitted.

The proposed palette of exterior materials is rich and nicely coordinated. However, the proposed brick is nearly an identical match to the brick on the existing Hancock Square Apartment building across the street from the subject site, and the window frames are a similar dark color. The overall color tone of the body of the proposed building will have a very similar appearance to the existing apartment building. Additionally, the proposed white stone and dark window frames are used on the existing condominium building to the west. The proposed palette of materials should be evaluated with the context of the two existing buildings, and a revised color scheme should be considered to create more variety between the three multi-unit residential buildings.

Village Staff and the Plat & Subdivision Committee have raised concerns about the lack of retail space proposed, and it is possible that the amount of retail space will be increased during the Plan Commission and Village Board review. If additional retail space is added, then revisions to the exterior design of the first floor may be necessary.

Rooftop Mechanical Unit Screening:

Rooftop mechanical units are required to be fully screened from public view. The proposed design indicates that the rooftop mechanical equipment will be screened by the perimeter parapet walls and arched roof forms.

Dumpster and Utility Screening:

Trash dumpsters and utility hardware will be fully enclosed within the indoor parking area of the proposed building.

Landscaping:

The petitioner will be required to comply with Village standards for sidewalks, street trees, and site furnishings.

Signage:

Signage is not included in this review. Separate sign permit applications will be required for any proposed signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve the proposed architectural design, but evaluate the exterior colors** for *Parkview Apartments* to be located at 212 N. Dunton Avenue. This recommendation is subject to compliance with the plans dated

5/12/14 and received 5/13/14, 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 revisions to the exterior colors to create more variety between the proposed design and the existing adjacent developments.
2. 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.
3. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.
4. All signage must meet code, Chapter 30.

_____ May 21, 2014

Steve Hautzinger, Design Planner

Cc: William C. Dixon, Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner, DC File 14-040