

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 116-120 W Eastman Street
Project Address: 116-120 W Eastman Street
Prepared By: Steve Hautzinger

Date Prepared: March 2, 2023

PETITION INFORMATION:

DC Number: 22-099
Petitioner Name: Bernard Citron
Petitioner Address: Thompson Coburn LLP
55 E. Monroe, 37th Floor
Chicago, IL 60603
Meeting Date: March 14, 2023

Requested Action(s):

Approval of the proposed architectural design a new multi-story apartment building 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 the following: Planned Unit Development (PUD) approval to allow a 154-unit multi-family residential building with ground floor/basement commercial spaces, a Land Use Variation to allow the principal use to be Residential in the B-5 Downtown Zoning District, and variations for lot size and loading berth size. 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 and Background:

The subject property is 43,584 square feet in size (1 acre) and is currently occupied by two 3-story office buildings. To the west of the site is a multi-tenant office building including a real estate office and the Village Bank & Trust. To the east of the site is a two-and-a-half story office building occupied by AT&T. To the south is a single-story commercial building, and to the north are single-family homes and a Village-owned surface parking lot.

The petitioner is proposing to demolish the two existing old and dated office buildings and completely redevelop the site with a new seven-story multi-family rental building as a new investment to the north side of the Downtown. The new building will have 154 residential units as well as limited commercial space on the ground floor and basement. The plans include interior parking stalls located on the ground floor and second level of the structure. The proposed building conforms to all height, setback, and bulk zoning standards of the B-5 Downtown Zoning District. The proposed structure is 85' in height, which is in compliance with the maximum allowed 90' height in the Downtown, without qualifying for height bonuses.

Architectural Design:

The proposed design is nicely done with a modern style that has a fresh and new appearance. However, despite the distinctly modern aesthetic, the design is not jarring or excessive. The overall appearance fits quite well with the properties to the east, including the AT&T office building and Hancock Square apartments, as well with the context of the other multi-family buildings along Northwest Highway. The massing of the building has numerous interesting setbacks and jogs which gives the building nice scale and proportions. The proposed exterior materials and colors for the building are nicely coordinated, and the primary cedar wall siding color complements the color tone of the existing multi-family brick buildings. As recommended in the Village's Downtown Design Guidelines, the street level walls have a distinctive appearance from the upper façade. The upper façade composition is interesting with varied groupings of windows, and a balanced mix of materials and colors. The two-story

curtainwall is a very nice focal point design feature at the front corner of the building, and the main entrance is highlighted with a steel canopy and decorative wall sconce light fixtures.

The only concern with the proposed design is the use of fiber cement siding as the primary exterior cladding material, where all other multi-family buildings in the Downtown are clad with brick and stone masonry. The Design Commission should evaluate the proposed modern style and proposed fiber cement siding exterior against the context of the other multi-family buildings in the Downtown which are predominantly traditional style with masonry exteriors.

Mechanical Equipment, Utility Equipment, and Utility Meter Screening:

All mechanical equipment is required to be screened from public view. The plans indicate numerous small condenser units located on the roof along with a few larger rooftop mechanical units. The building design includes parapet walls which is ideal to screen rooftop equipment. Based on the setback of the units combined with the parapet walls, all rooftop equipment should be adequately screened from view.

Utility equipment and meters are also required to be screened from public view. The electrical and gas meters are thoughtfully located out of sight within the loading areas. Two fire department connections are shown, located on the north and south walls of the building. The north connection is located in a landscape bed, but the south connection is along the public sidewalk. A low-profile connection should be specified for the south wall to avoid protruding into the public way.

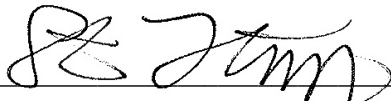
Signage:

The only signage proposed at this time is a "116 EASTMAN" illuminated wall sign located above the main entry facing Eastman Street. The plans also include a place holder for a possible future restaurant sign at the southwest corner of the building. In the Downtown, 1 sf of signage is allowed per linear foot of street frontage. The proposed sign is nicely designed and complies with code.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for 116-120 W. Eastman Street. This recommendation is based on, and subject to compliance with, the plans received 2/28/23, 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. Evaluate the proposed modern style and proposed fiber cement siding exterior against the other multi-family buildings in the Downtown which are predominantly traditional style with masonry exteriors.
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, 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 3, 2023

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 22-099