

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Self Storage
Project Address: 401 W. Golf Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 22-082
Petitioner Name: Donald Tomei
Petitioner Address: Holladay Properties
1 Walker Avenue
Clarendon Hills, IL 60514
Meeting Date: December 20, 2022

Date Prepared: December 6, 2022

Requested Action(s):

Approval of the proposed architectural design for a new 3-story self storage 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 a Land Use Variation to allow a Storage Facility along a major arterial road in the M-2 Zoning 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.**"*

Summary:

The subject property fronts on Golf Road and was previously occupied by Animal Feeds & Needs and Shelter Inc. There are three buildings currently on the site with two commercial structures located at the rear of the property and a former single-family home at the front. The petitioner is proposing to demolish all structures on the site and completely redevelop the property with a new three-story self-storage facility including 694 storage units and a 1,250 square foot area for retail sales of packing supplies.

Architectural Design:

The subject property is currently zoned M-2, Limited Heavy Manufacturing District, which does not allow storage facilities along major or secondary arterial roads. Since Golf Road is classified as a major arterial road, the proposed facility requires a Land Use Variation. The subject property is classified as "Commercial" on the Village's Comprehensive Plan, but Staff acknowledges that the site is not ideal for commercial uses due to the awkward pie shape of the property with limited frontage/visibility along Golf Road and a lack of a full access signalized intersection from Golf Road into the site. Due to these unique site constraints, Staff is open to considering the proposed use in this location. However, it is important that the design of the building be compatible with adjacent properties as well as sensitive to the single-family neighborhood across Golf Road to the north.

The building is proposed to be constructed primarily with insulated vertical metal panels in a tan "light stone" finish, with corrugated metal siding accents in a gray "Burnished Slate" color. The design also includes a brown brick corner on the front elevation with a brick base returning partially down the sides of the building.

Overall, the front elevation is nicely designed and the vertical stacked windows do a nice job of breaking up the large side walls. The proposed neutral palette of colors and materials generally fits well with the adjacent buildings. However, the surrounding context in this location is primarily single-story full brick buildings, so it is important that more brick be added to the front half of the proposed building to better fit with the character of the area. It is recommended that full-height brick walls (up to the underside of the gray metal siding) be provided from the front elevation all the way back to the drive-through loading area. Full height brick is also recommended to be provided for a similar distance down the east side elevation.

Mechanical Equipment Screening:

The proposed building includes numerous rooftop mechanical units, which are required to be screened from public view. The design includes a continuous parapet wall around all sides of the building which is an ideal way to screen the rooftop equipment.

Trash Screening:

All trash will be stored inside the building, which is an ideal way of screening trash dumpsters from view.

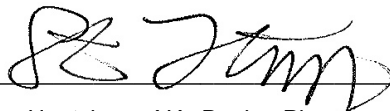
Signage:

One wall sign is allowed per street frontage. The proposed design includes one wall sign on the front wall facing Golf Road. The sign fits well with the overall design concept and it complies with code for size. A ground sign is also proposed to be located adjacent to the entry driveway from Golf Road. The sign is nicely designed with a brick base to match the building. Detailed plans will be required for permit review, but the proposed ground sign appears to comply with code. Separate permits are required for all exterior signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for Self Storage located at 401 W. Golf Road. This recommendation is based on the plans received 11/14/22, revised exterior elevations received 12/2/22, revised Material List received 12/7/22, 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. It is recommended that full-height brick walls (up to the underside of the gray metal siding) be provided from the front elevation all the way back to the drive-through loading area. Full height brick is also recommended to be provided for a similar distance down the east side elevation.
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.



December 6, 2022

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 22-082