

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Heights Gateway
Project Address: 1, 11, & 15 E. Algonquin Rd
2355 S. Arlington Heights Rd
Prepared By: Steve Hautzinger
Date Prepared: October 13, 2023

PETITION INFORMATION:

DC Number: 23-052
Petitioner Name: Mike Morceri
Petitioner Address: Morceri & Roszak
145 S. Wells Street
Chicago, IL 60606
Meeting Date: October 24, 2023

Requested Action(s):

Approval of the architectural design for a new mixed-use commercial/multi-family 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 as a Planned Unit Development (PUD). 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 seeking approval of the architectural design for a new eight-story mixed-use building with 300 residential apartment units and approximately 25,000 sf of commercial space. Floors two through three include indoor parking. The development site consists of several parcels of land located at the southeast corner of Arlington Heights Road and Algonquin Road, which total approximately 16.4 acres in size and would be redeveloped in several phases. Phase I, which is the subject of this review, is located at the corner of Arlington Heights Road and Algonquin Road on a parcel of land approximately 3.65 acres in size. The site is currently occupied by three single-story commercial buildings and a five-story office building, all of which are vacant.

This proposed master redevelopment plan is conceptual at this stage and subject to change as this project moves forward. Future phases of the development could include a mix of additional multi-family units with ground floor commercial spaces, rehabilitation of the former Daily Herald building as a primarily medical office building, and other possible uses. The entire redevelopment area is located within the South Arlington Heights Road Tax Increment Financing (TIF) District.

Preliminary Design Commission Review:

This project received a preliminary Design Commission review on August 22, 2023. Overall, the proposed design was very well received by the Design Commission who felt the design was fun, exciting, and well thought out. They liked the color palette of materials and felt that the building would be a very nice front door to Arlington Heights. The only concerns raised were that the black balconies should be delicate and the obelisk site features seemed tall and needed further design development.

Architectural Design:

Overall, the proposed building design has a nice modern aesthetic that will work very well in this location. The building's unique shape floor plan (including the retail, parking garage, and residential floors) generates a very interesting overall form and massing. The zig-zag chevron theme is interesting and well-integrated throughout the design at the main corners of the building as well as in the bump-out bays along all of the main walls. The garage levels are nicely integrated and concealed into the overall design. The dark brick and three-tone layering of siding colors from white to dark gray is nicely coordinated and balanced. The

only comment on the building design is that the green fins on the end walls have a somewhat random appearance which the Design Commission should evaluate. One option to consider could be a more integrated use of the fins to create interest and add color to the design in a more consistent and pronounced way.

Obelisks:

The proposed development includes two large 40-foot tall obelisk site sculptures to be located at the corners of Arlington Heights Road & Algonquin Road and Algonquin Road & Tonne Drive. The obelisks are intended to be focal point site design features at the key corners of the development. They are proposed to be made of white painted steel with programmable color changing decorative uplighting. While Staff does want to see focal point design features in these key locations, the proposed sculptures seem overly large and somewhat random. Further refinement and design development of these focal point features is recommended. The Design Commission should evaluate the proposed obelisks design and scale. The lighting should also be evaluated with possible restrictions on the amount and frequency of color changes.

Equipment Screening:

All mechanical equipment and utility meters are required to be screened from view. Water and electrical meters will be located inside the building. Gas meter(s) are proposed to be located within a mechanical equipment corral on the south side of the building. The equipment corral is currently shown with an open style fence. A 6' tall solid fence should be provided to screen the view of this equipment. The fence requirements will be coordinated as a site design element through the Plan Commission review.

In regards to rooftop mechanical equipment, the building design includes a continuous parapet wall, however it is quite low which may be inadequate for screening all rooftop equipment. The petitioner will need to provide additional information and sight line diagrams for all rooftop equipment, and if needed, provide unit screens or a taller parapet wall to fully screen all equipment.

Sustainable Design:

Sustainable design is always encouraged, especially for large Planned Unit Developments. The petitioner has provided a list of sustainable features that will be incorporated into the design and construction of the proposed building and site. Some of the highlights include a high-performance building envelope, landscaped green roof areas, and rooftop solar panels.

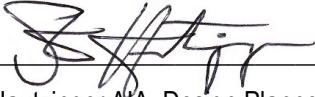
Signage:

At this time, there is no signage proposed for the project. Separate permits are required for all signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the mixed-use building to be located at 1, 11, & 15 E. Algonquin Road and 2355 S. Arlington Heights Road. This recommendation is subject to compliance with the plans received 9/18/23, 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 green fins on the end walls of the building which have a somewhat random appearance.
2. Further refinement and design development of the obelisk focal point features is recommended. The Design Commission should evaluate the proposed obelisks design and scale. The lighting should also be evaluated with possible restrictions on the amount and frequency of color changes.
3. Provide additional information and sight line diagrams for all rooftop equipment, and if needed, provide unit screens or a taller parapet wall to fully screen all equipment.
4. 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.
5. All signage shall comply with the Sign code, Chapter 30.



October 13, 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 23-052