

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: The Moorings – Assisted Living, Fellowship Hall, & Memory Care
Project Address: 811 E. Central Rd.
Prepared By: Steve Hautzinger

Date Prepared: August 18, 2015

PETITIONER INFORMATION:

DC Number: 15-096
Petitioner Name: Nancy A.H. Tolan
Petitioner Address: Presbyterian Homes
3200 Grant Street
Evanston, IL 60201
Meeting Date: August 25, 2015

Requested Action(s):

1. Approval of the proposed architectural designs for a new Assisted Living building, Fellowship Hall, and Memory Care building at the existing Moorings property.

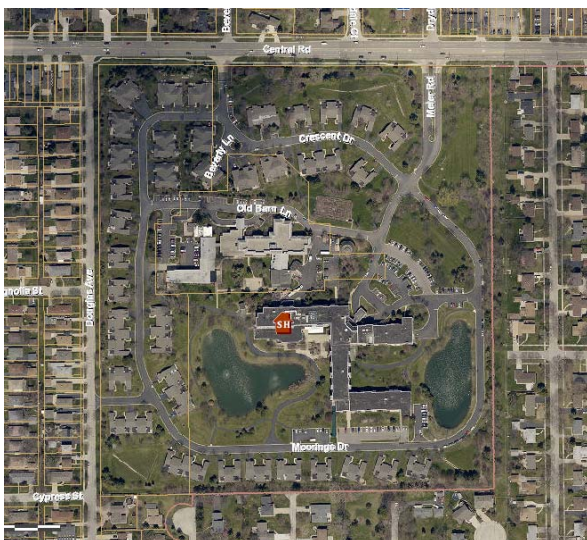
ANALYSIS

Summary:

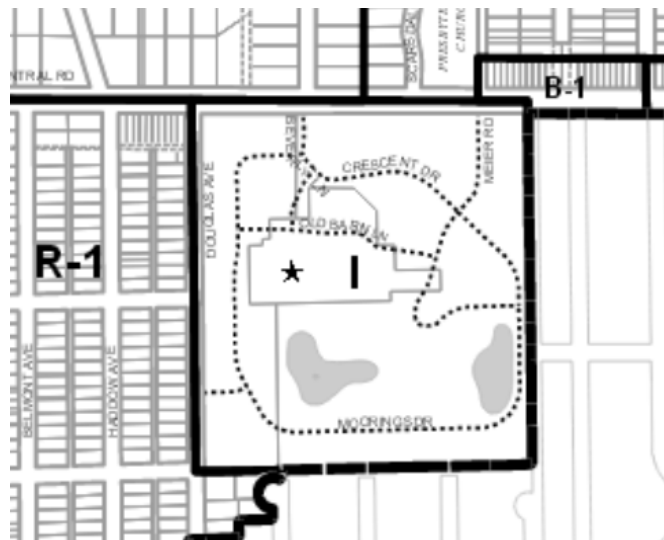
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for 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 Moorings is an existing 41-acre senior living community that was originally approved as a Planned Unit Development in 1985. The existing campus includes a 5-story Independent Living Facility, a Skilled Care Facility, a Sheltered Care Building, and numerous independent living duplex cottages. At this time, the petitioner is proposing to build a new 4-story Assisted Living building, a new Fellowship Hall, and a new single story Memory Care building. This project does require Plan Commission approval for an amendment to the existing PUD.

Site:



Aerial Map



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
Subject Property	I, Institutional District	The Moorings
North	R-3, One Family Dwelling District R-E, One Family Dwelling District	Single Family Residences Single Family Residences
East	Outside of Village Boundary (Mt. Prospect)	Single Family Residences
South	Outside of Village Boundary (Mt. Prospect)	Single Family Residences
West	R-1, One Family Dwelling District	Single Family Residences

Preliminary Design Commission Review:

This project received a preliminary Design Commission review on April 14, 2015. Overall, the Design Commission expressed support of the proposed Fellowship Hall design, and there were no comments on the proposed Memory Care building. The majority of the feedback pertained to the proposed 4-story Assisted Living facility, with highlights as follows:

1. Overall the articulation of the design was lacking. More depth, variety, and detailing was suggested, such as more detailing around the windows.
2. The entry of the building lacked prominence.
3. There was concern regarding the concern about the close proximity of the loading dock and service area to the residential cottages across the street.
4. Perspective renderings were requested to better communicate the design as it relates to the existing buildings on the site.
5. The existing landscaping is exceptional, and there were no concerns about the proposed landscaping.

Architectural Design:

The petitioner has developed the design and has addressed the Design Commissioner's comments. Perspective renderings have been provided which illustrate how the proposed buildings fit in well with the existing context of the Moorings. Overall, the design of the proposed development is very nicely done with nice materials and extensive landscaping. The proposed material palette is nicely coordinated, and the brick has been selected to match the existing 5-story Independent Living building. The use of the same material palette throughout all three of the proposed new buildings works very well to bring cohesiveness to the overall campus design.

The overall composition of the Assisted Living building is well done, and the proposed porte cochere provides a distinctive identity for the building's main entrance. Additionally, the loading/service area has been modified with a greater setback and enhanced screening. The only design comment is regarding the application of the EIFS and horizontal siding on the building façade. The two materials appear out of balance, and it is recommended to consider reversing the two materials so that the horizontal siding becomes the primary wall cladding, with the EIFS used as the accent color on the top floor and feature areas of the building. As proposed the heavier texture and darker color of the siding material looks out of place located above the smooth, lighter colored EIFS.

The design of the single story Memory Care building has very nice massing and scale. The only design comment on this building is the lack of prominence of the main entry. As proposed, the entry is recessed and unidentifiable. Consider adding a small portico to draw attention to the entry.

Mechanical Unit Screening:

All rooftop mechanical equipment is required to be fully screened from view. The petitioner is proposing a well between the two sides of the roof which works superbly to screen all of the rooftop mechanical equipment.

Landscaping:

Numerous trees on the site are identified for removal, therefore tree replacement will be evaluated as part of the Plan Commission review. If possible, it is encouraged to preserve additional trees adjacent to the west lake and near the court yard. Also, transplanting some of the trees elsewhere on the site should be explored.

It is recommended that the landscaping near the Memory Care building entry be enhanced with a mix of shrubs and perennials.

For the Assisted Living building, it is recommended to increase the height of the landscaping to help soften the brick base where there is a significant grade change on the west elevation at the south half of the building.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural designs for the new Assisted Living building, Fellowship Hall, and Memory Care building at the existing Moorings campus located at 811 E. Central Road. This recommendation is subject to compliance with the plans dated 7/24/15 and received 7/27/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and resolution of the following:

1. Consider reversing the EIFS and horizontal siding on the Assisted Living building.
2. Consider adding an entry portico at the main entrance of the Memory Care building.
3. Consider enhancing the landscaping near the Memory Care building entry with a mix of shrubs and perennials.
4. For the Assisted Living Building, it is recommended to increase the height of the landscaping to help soften the brick base where there is a significant grade change on the west elevation at the south half of the building.
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/homeowner/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.

August 18, 2015

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Latika Bhide, Development Planner, Petitioner, DC File 15-096