

## STAFF DESIGN COMMISSION REPORT RE-REVIEW

### PROJECT INFORMATION:

**Project Name:** 13 E. Miner Street  
**Project Address:** 13 E. Miner Street  
**Prepared By:** Steve Hautzinger

**Date Prepared:** August 5, 2015  
**Date Revised:** October 21, 2015

### PETITION INFORMATION:

**DC Number:** 15-097  
**Petitioner Name:** Frank Panzarino  
**Petitioner Address:** 904 S. Edgewood Lane  
Mt. Prospect, IL 60056  
**Meeting Date:** August 11, 2015  
**Re-Review Meeting Date:** October 27, 2015

### **Requested Action(s):**

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

## ANALYSIS

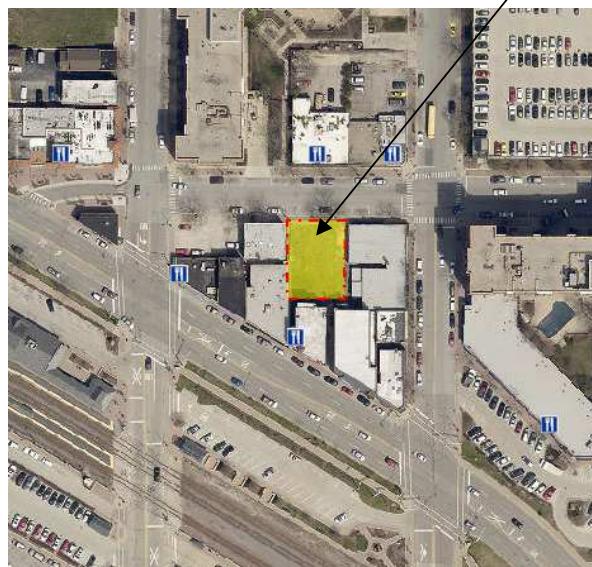
### **Summary:**

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 four story apartment with indoor parking. The site is currently vacant and is located on the north side of the Downtown (B-5) Zoning District. The proposed development will be four stories in height with 12 residential apartment units occupying floors two through four. The first floor will contain the apartment entrance lobby as well as indoor parking for use by the apartment residents. A basement level will be used for storage.

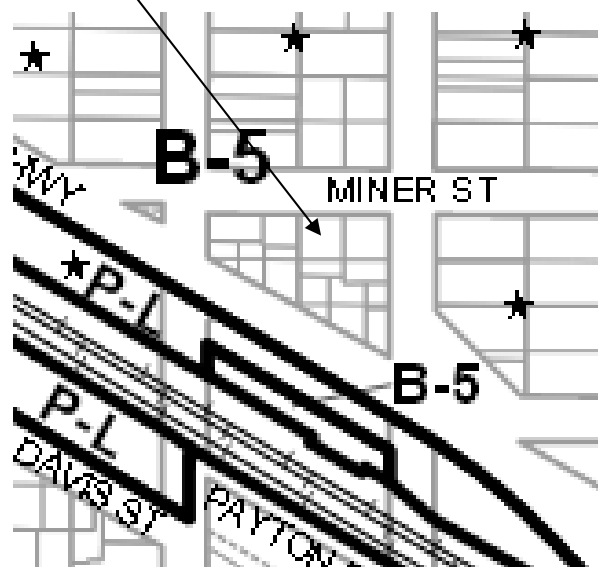
The proposed development requires approval as a Planned Unit Development through the Plan Commission process and is currently scheduled for Preliminary PUD review on November 5, 2015.

### **Site Analysis:**



Aerial of Property

### **Subject Property**



Zoning Map of Property

**Surrounding Land Uses:**

<b>Direction</b>	<b>Existing Zoning</b>	<b>Existing Use</b>	<b>Comprehensive Plan</b>
<b>Subject Property</b>	B-5, Downtown District	Vacant	Mixed Use
<b>North</b>	B-5, Downtown District	Bistro Chen Restaurant	Mixed Use
<b>South</b>	B-5, Downtown District	Mixed Use Retail / Apartments	Mixed Use
<b>East</b>	B-5, Downtown District	Multi-Tenant Retail	Mixed Use
<b>West</b>	B-5, Downtown District	Mixed Use Retail / Apartments	Mixed Use

**Project Update, October 27, 2015:**

This request was previously reviewed by the Design Commission on August 11, 2015. At that time, the Design Commission continued the project to allow time for various zoning, utility conflicts, and building code issues to be resolved so that the design can be finalized. At this time, the petitioner is prepared for Preliminary PUD review by the Plan Commission, so they are returning to the Design Commission with revised plans for review. Highlights from the August 11 Design Commission meeting are as follows:

**Staff Comments from August 11, 2015:**

Front (north) Elevation. The composition of the front elevation is well done with nice symmetry, recessed balconies, and rich materials. However, the following revisions are recommended to enhance the design:

1. Retail storefronts should be added on the first floor to add visual interest at the sidewalk level, and to enliven this area of the Downtown.
2. The small arches and keystones above the windows and balcony doors are weak. Consider a straight, stone lintel detail with a heavier appearance in lieu of the arch detail.
3. The brick wall area above the top floor windows is blank and void of detail. Consider adding more details in this area such as decorative brick and stone detailing.
4. The arched cornice at the top of the building and arched lintel above the first floor garage door are awkward. Consider omitting the arch, and providing a built-up linear stone detail instead.
5. The proposed railing detail at the roof deck level is a nice detail, but it is proposed to be set back from the front wall. Consider moving this detail forward to be in line with the front wall so that it is more visible and aligns with the balcony railings below.
6. The two brick colors are too similar in appearance and do not enhance the design. Consider omitting one of the brick colors for a more cohesive appearance.

Side (east & west) Elevations. The proposed four story building will be highly visible above the existing one story building to the east, and partially visible above the two story building to the west. Although it is possible that future redevelopment of the adjacent sites could block the side views of the proposed building, it is likely that the side elevations will be visible for many years and should therefore be further developed with additional detailing.

1. Consider adding more brick and stone detailing to add interest to the large blank walls.
2. Consider continuing the roof deck railing detail from the front elevation down the side elevations.
3. Consider opening the side of the balconies as well as adding windows on this wall
4. Preliminary building code review concludes that the three windows shown on the left (east) elevation are not allowed due to fire separation requirements where the wall is not set back from the lot line.

**Design Commissioner Comments from August 11, 2015:**

1. Overall, the Design Commissioners were in favor of the proposed development.
2. The Commissioners generally liked the composition of the front elevation, but encouraged more modern detailing.
3. The side and rear elevations need more detail.
4. The two brick colors proposed need more contrast.
5. There was mixed feedback regarding the addition of retail space to the first floor, but one suggestion was to move the first floor wall forward to the lot line to increase the potential leasable retail space.

**Design Revisions, October 27, 2015:**

In response to the feedback from the August 11 Design Commission meeting, the petitioner has revised the design with the following highlights:

Front (north) Elevation.

1. For a more modern appearance, the small arches and keystones above the windows and balcony doors have been changed to a straight, stone lintel detail, and the window sizes have been changed to a set of three equal window sizes.
2. The arched cornice at the top of the building and arched lintel above the first floor garage door have been changed to a built-up linear stone detail.
3. The proposed railing detail at the roof deck level has been moved forward to be in line with the front wall so that it will be more visible and aligns with the balcony railings below.
4. Updated renderings have been provided showing two different color scheme options for the front elevation, with two brick colors and with just one brick color.

Side (east & west) Elevations. Two different options for the side and rear elevations with additional stone detailing have been provided. Option 1 includes stacked stone quoins at all exterior wall corners. Option 2 includes horizontal stone banding at all floor levels.

1. The sides of the front balconies have been opened up.
2. Recessed balconies have been added to the left side elevation.
3. The balconies on the rear elevation have been moved from the center of the wall to the outside corners.

**Staff Comments, October 27, 2015:**

Front (north) Elevation. The revised front elevation is a nice improvement from the original proposal. The revised detailing with straight lintels has a more modern appearance than the previous arches and keystones.

1. The color scheme using just one brick color is preferred.
2. Change the corner brick pier at the roof level to stone to match the stone pier below.
3. The front elevation should include retail storefronts on the first floor to add visual interest at the sidewalk level, and to enliven this area of the Downtown (refer to the Central Business District Design Guidelines requirements below).

Side (east & west) Elevations. Both of the proposed options represent a good improvement from the original proposal with additional detailing that breaks up the large blank walls. However, the proposed horizontal banding option has very little relationship to the composition of the front elevation, so the option with vertical stacked stone quoins at the corners is preferred for a more cohesive design.

1. The rear balcony doors appear cramped. Consider changing them to individual french doors to fit more comfortably on the balcony wall.

2. The stone base on the front end of the right elevation should be raised to match the detailing on the front elevation.

### **Design Guidelines:**

Section III of the Village of Arlington Heights' Design Guidelines outlines design criteria for the Central Business District. Many of these criteria apply to the requirement for street level business storefronts as follows:

1. *The front façade should be organized into two clearly defined components: the upper façade and the street level storefront, which provides for visual interest and activity in the street level pedestrian zone.*
2. *The storefront should include display windows which serve as an active visual focus by maximizing the exposure of the business activity within.*
3. *The storefronts continuous band of display windows, sign frieze, and awnings can create a series of strong horizontal lines which link buildings within a block together.*
4. *The design of the storefront can play a key role in creating visual interest and activity at street level by providing an inviting entrance and an attractive display of merchandise.*

### **Zoning, Building Code, Fire Code, and Utility Issues:**

This proposal requires resolution of various zoning, building code, fire code, accessibility, utility issues, and Plan Commission land use issues. While these issues are not Design Commission matters, resolution of these issues will have an impact on the final building design. Key issues include, but are not limited to:

1. **First floor retail.** Chapter 28 (Zoning Regulations) requires that dwelling units are allowed in the Downtown only if business uses occupy the ground floor. Additionally, the Downtown Master Plan envisions retail/service user spaces at the ground floor level. This is an opportunity to enliven the streetscape on the north side of the Downtown. As proposed, a retail dead zone would be created mid-block. Additionally, 3 to 4 on street parking spaces will be lost to accommodate the proposed driveway, while only 7 of the required 14 spaces would be provided in the proposed first floor parking garage, with one parking space difficult to access.
2. **Building and Fire Code.** Preliminary building code review concluded that window openings are not allowed where exterior walls are less than 5 feet from the property line, and for walls that are 5 to 10 feet from the property line, only 25% of the wall area may contain window openings. The petitioner addressed this issue by adding the recessed balconies on the left (east) elevation.
3. **Utilities / Easements.** The subject property contains underground water and sewer utilities which serve adjacent properties that need to be resolved. Additionally, ComEd easement clearances around the side and back of the proposed building are required and based on a preliminary meeting with ComEd, five feet is sufficient.

### **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 placed in the center of the roof with a continuous mechanical screen enclosure.

### **Dumpster and Utility Screening:**

Trash dumpsters and electrical equipment are proposed to be located on grade on the right (west) side of the building. Landscaping is proposed to screen the electrical equipment, but the ComEd switchgear/equipment cannot be blocked by landscaping. A solid wrought iron gate is recommended to screen the equipment.

**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 for 13 E. Miner Street. This recommendation is subject to compliance with the plans dated and received 10/22/15, 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. Approval is based on Option1 for the side and rear elevations (with stacked stone quoins at the corners).
2. The color scheme using just one brick color is recommended.
3. Change the corner brick pier at the roof level to stone to match the stone pier below
4. The front elevation should include retail storefronts on the first floor to add visual interest at the sidewalk level, and to enliven this area of the Downtown. Storefront design to be approved by Staff.
5. Change the rear patio doors to individual french doors.
6. The stone base on the front end of the right elevation should be raised to match the detailing on the front elevation.
7. 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.
8. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.
9. All signage must meet code, Chapter 30.

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October 22, 2015

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Petitioner,  
DC File 15-097