

STAFF DESIGN COMMISSION REPORT MULTI-FAMILY RESIDENCES

PROJECT INFORMATION:

Project Name: Lexington Heritage Subdivision – Townhomes
Project Address: 3216-3240 N. Old Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: September 27, 2016

PETITION INFORMATION:

DC Number: 16-111
Petitioner Name: Tom Meyer
Petitioner Address: Lexington Homes LLC
1731 N. Marcey St., Suite 200
Chicago, IL 60614
Meeting Date: October 4, 2016

Requested Action(s):

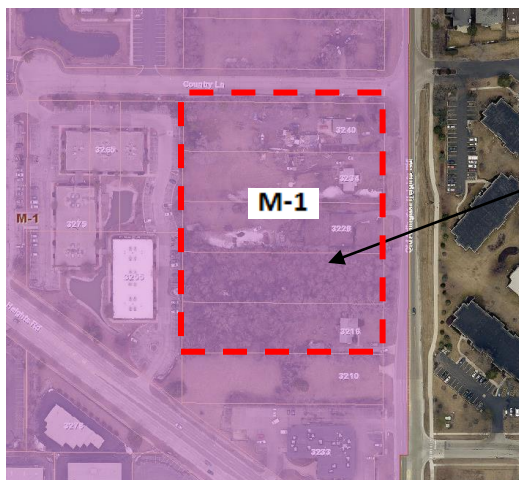
1. Approval of the proposed architectural designs for the multi-family townhomes at the proposed Lexington Heritage Subdivision.

ANALYSIS:

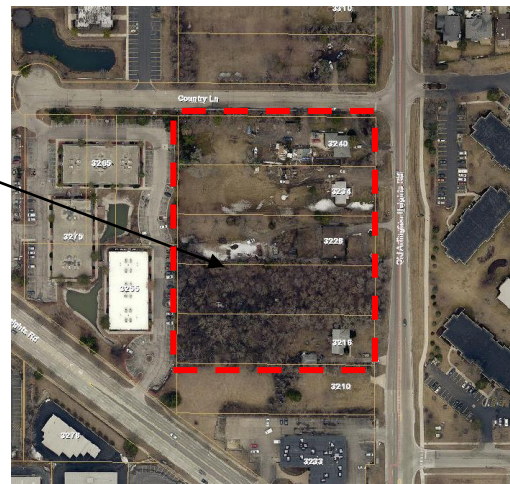
Summary

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...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."

Lexington Heritage is a proposed townhome subdivision consisting of nine buildings with a total of 48 attached townhome units. Three of the nine buildings will be three stories with rear loading garages, and the remaining six buildings will be two stories with front loading garages. The subject site consists of five land parcels that have a combined area of approximately 4.59 acres (200,000 sf). At this time, four of the five lots are developed with single family homes (to be demolished), and the fifth lot is vacant. This project requires Plan Commission review and Village Board approval for: rezoning from M-1 (Research, Development, and Light Manufacturing District) to R-6 (Multi-Family Dwelling District), amendment to the Village's Comprehensive Plan, Plat of Resubdivision, Planned Unit Development, repeal of the existing Old Arlington Heights Road Overlay Zone, and various corresponding zoning variations. Plan Commission review is currently scheduled for October 26, 2016.



Zoning Map



Aerial of Subject Property

Architectural Designs:

The proposed townhomes are traditional in appearance with a variety of exterior materials including brick, vinyl siding, and asphalt shingles. The proposed designs incorporate a variety of siding profiles including horizontal siding, shake siding, and board & batten siding which adds interest to the appearance. Two exterior material palettes are proposed. The color palettes are very similar, but they have slightly different brick, siding, and roofing colors.

Overall, the proposed designs have a nice appearance, and are well done. The side elevations of the two-story buildings are nicely developed, and there is an adequate level of detailing on the rear elevations. The design style and detailing is consistent between the two-story and three-story buildings, which will provide a nice cohesive feeling for the development.

However, the following suggestions should be considered to enhance the overall appearance:

1. The two color schemes may be too similar.
 - Consider adjusting the siding colors to provide a bit more contrast.
 - Consider changing the shutter and front door colors between the two palettes to provide more interest.
 - The garage doors are prominent on the front of the two-story buildings, so the style and/or color of the garage doors should be varied between the two different palettes.
2. The application of the two color palettes needs to be established. Should it be alternated with the same palette on every other building, or should the palettes be applied in clusters, such as groups of three?
3. The optional bay windows on the side of the three-story buildings should be provided as standard to enhance the side elevations. Furthermore, the bays should include one of the specialty siding treatments, either shake or board & batten style.

Landscaping:

The existing site contains numerous trees that are proposed to be cleared to accommodate the proposed development. Through the Plan Commission review, the quality of the existing trees will be evaluated, and opportunities to preserve quality trees will be explored. Abundant new landscaping is proposed throughout the site. The petitioner has already responded to a first round of Staff landscape comments, and overall the landscaping plan is nicely designed.

The following suggestions should be considered to enhance the landscape design:

1. Consider adding some specialty paving at key areas, such as at the entry driveways.
2. The proposed internal roadway lighting should be decorative to complement the architecture of the buildings.

Signage:

Chapter 30, Sign Code allows development identification signs which display the name of the project. Permanent ornamental signs or entry gates are permitted only at one point of ingress to the development from each adjacent street, with one sign on each side of the point of ingress being allowed. Signs are limited to 25 square feet in area and 6 feet in height.

The proposed “Lexington Heritage” monument style sign is simple, but it is nicely designed and it will fit well with the character of the development. The size complies with code, but the proposed location at the northeast corner of the site is not allowed. The sign should be moved to the entry drive from Old Arlington Heights Road, and a second sign is recommended to be located at the entry drive from Country Lane.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural designs for the *Lexington Heritage Townhome Subdivision* located at 3216-3240 N. Old Arlington Heights Road. This recommendation is subject to compliance with the architectural plans received 9/16/16, landscape plans received 9/27/16, 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 adjusting the siding colors to provide a bit more contrast.
2. Consider changing the shutter and front door colors between the two palettes to provide more interest.
3. Vary the garage door style and/or color between the two different exterior color options
4. Establish the application of the two different exterior color options, either alternating or clustering.
5. The optional bay windows on the side of the three-story buildings should be provided as standard to enhance the side elevations, and the bays should include one of the specialty siding treatments, either shake or board & batten style.
6. The development identification signage shall be revised to comply with Chapter 30, Sign Code.
7. Consider adding some specialty paving at key areas, such as at the entry driveways.
8. The proposed internal roadway lighting should be decorative to complement the architecture of the buildings.
9. 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 comply with all zoning code requirements.

Steve Hautzinger AIA, Design Planner
Planning and Community Development

c: 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 16-111