

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 221 S. Evergreen Avenue
Project Address: 221 S. Evergreen Avenue
Prepared By: Steve Hautzinger

Date Prepared: January 17, 2018

PETITION INFORMATION:

DC Number: 17-140
Petitioner Name: Joe Labelle
Petitioner Address: Rize Properties
784 Busse Highway
Park Ridge, IL 60068
Meeting Date: January 23, 2018

Requested Action(s):

1. Approval of the proposed architectural design for a new multi-family townhouse building.

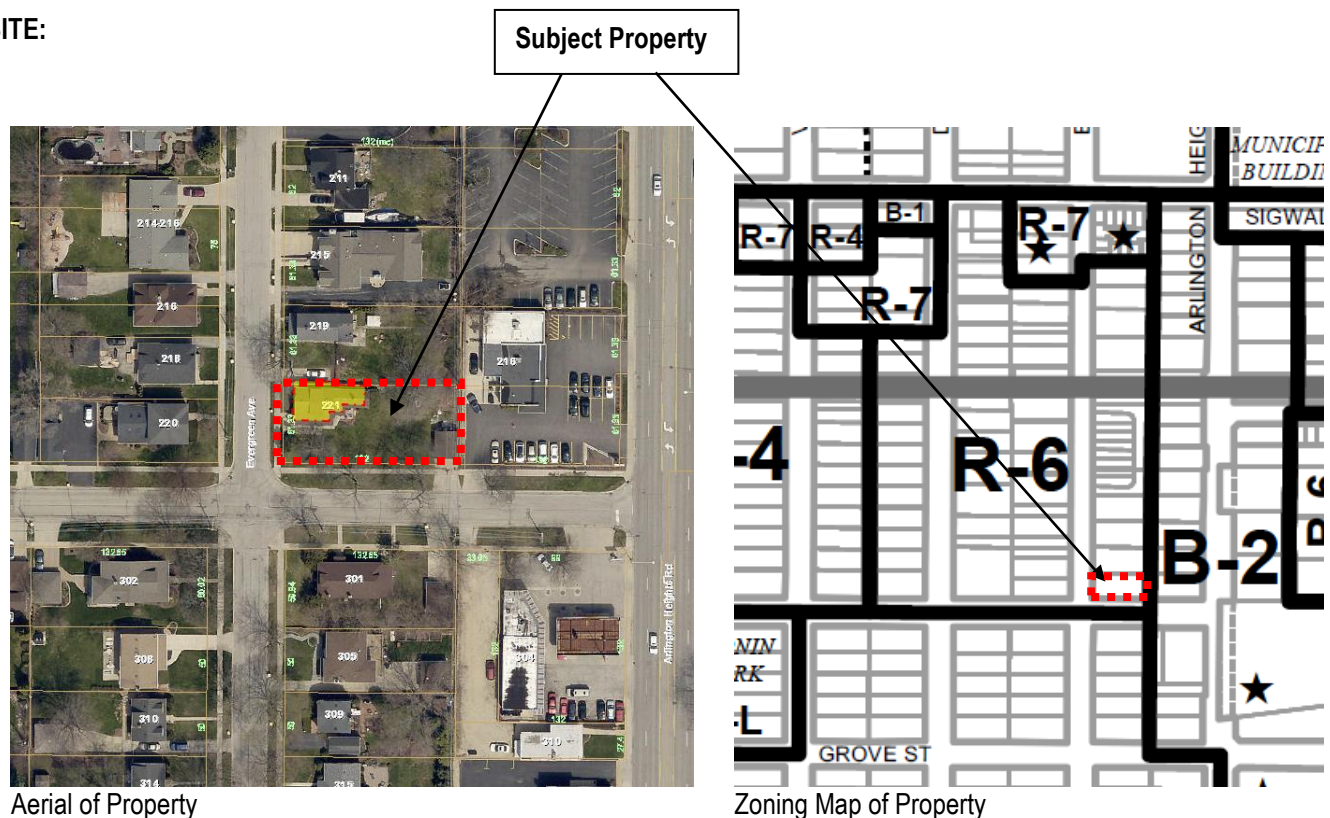
ANALYSIS:

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 proposing to demolish an existing one-and-a-half story house and detached garage to build a new three-story townhome building with three residential units. Each unit will have a dedicated two-car attached garage. This project received approval from the Zoning Board of Appeals on October 16, 2017 for zoning variations regarding lot size, setbacks, air conditioning unit encroachments, and lot coverage.

SITE:



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	R-6, Multi-Family Dwelling District	Single Family Residence	Moderate Density Multi-Family
North	R-6, Multi-Family Dwelling District	Single Family Residence	Moderate Density Multi-Family
South	R-3, One-Family Dwelling District	Single Family Residence	Single Family Detached
East	B-2, General Business District	Womancare Medical Office	Commercial
West	R-6, Multi-Family Dwelling District	Single Family Residence	Moderate Density Multi-Family

Architectural Design:

This project received a preliminary Design Commission review on May 23, 2017. Overall, the Design Commission was in support of the project and the proposed design.

At this time, the exterior design has been further developed and the character slightly modified, but the basic layout has remained the same. Overall, the design has very nice character, numerous interesting details, and rich exterior materials/colors. The west elevation has been nicely improved by placing the townhouse entrance at the southwest corner of the building and by adding patio and balcony doors facing the street. The only comment on the design is a recommendation that the straight balcony railing across the second floor juliet balconies be curved to follow the form of the balcony.

Landscaping:

The proposed landscape design is nicely done with a variety of shrubs, perennials, and understory trees that will work well with the development.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed townhouse design to be located at 221 S. Evergreen Avenue. This recommendation is subject to compliance with the plans dated 11/12/17 and received 12/8/17, exterior material list received 1/8/18, landscape plan received 1/16/18, 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. A recommendation to curve the second floor Juliet balcony railings to follow the form of the balcony.
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 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.
3. All signage must meet code, Chapter 30.

_____, January 17, 2018

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-140