

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Sigwalt Apartments
Project Address: 45 S. Chestnut Avenue
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 17-156
Petitioner Name: Michael Porto
Petitioner Address: CA Ventures
 130 E. Randolph Street, Suite 2100
 Chicago, IL 60601
Original Meeting Date: January 9, 2018

Date Prepared: December 21, 2017

Requested Action(s):

1. Approval of the architectural design for a new multi-family apartment 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."

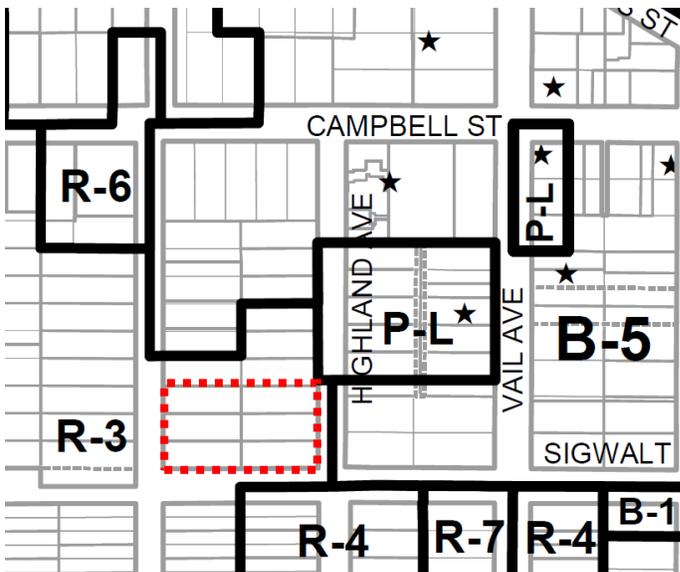
The petitioner is seeking approval of the architectural design for a new five-story apartment building with 80 residential apartment units and 120 indoor parking spaces. Parking will be located in the basement and first floor. The proposed site is the southern end of the vacant block on Sigwalt Street between Chestnut Avenue and Highland Avenue just west of the Downtown.

The Downtown Master Plan identifies the southern quarter of this block for 4 to 6 story development. This project requires Plan Commission review and Village Board approval for the following: rezone the property from R-3 One-Family Dwelling District to R-7 Multiple-Family Dwelling District, Planned Unit Development, lot consolidation, and miscellaneous zoning variations.

SITE:



Aerial of Property



Zoning Map of Property

SURROUNDING LAND USES:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	R-3, One-Family Dwelling District (R-7, Multi-Family Dwelling District proposed)	Vacant	High Density Multi-Family
North	R-3, One-Family Dwelling District / B-5, Downtown District	Vacant	Mixed Use
South	R-3, One-Family Dwelling District / R-4, Two Family Dwelling Units	Single Family Residences	Single Family Attached / High Density Multi-Family
East	B-5, Downtown District	AT&T office building	Mixed Use
West	R-3, One-Family Dwelling District	Single Family Residences	Single Family Attached

BACKGROUND:

This project was previously reviewed by the Design Commission on August 8, 2017 and again on September 12, 2017. At that time, the Design Commission recommended approval of the design with the following conditions:

1. **A REQUIREMENT TO ADD AT LEAST ONE FALSE WINDOW ON THE EAST ELEVATION, FIRST FLOOR.**
2. **A REQUIREMENT TO CHANGE THE MORTON SWEETSPIRE SHRUBS AROUND THE ELECTRICAL TRANSFORMER TO EVERGREEN SHRUBS FOR YEAR-ROUND SCREENING.**
3. **A REQUIREMENT TO CHANGE THE CANDYTUFT PERENNIALS ALONG THE FRONT OF THE BRICK GARDEN WALLS TO A DIFFERENT PERENNIAL THAT HAS MORE HEIGHT TO SOFTEN THE WALL.**
4. **A REQUIREMENT THAT THE NORTH WALL BE REVISITED WITH THE SAME UNDULATION AS THE EAST AND WEST WALLS.**
5. **THE DESIGN DOES NOT MEET THE DESIGN GUIDELINES EVALUATION CRITERIA FOR ‘HARMONY AND COMPATIBILITY’, SPECIFICALLY REGARDING HEIGHT AND SETBACK.**
6. **THE DESIGN DOES NOT MEET THE DESIGN GUIDELINES EVALUATION CRITERIA FOR ‘CONFORMANCE TO ORDINANCES AND COMPREHENSIVE PLAN’**

Following the Design Commission review, the project was reviewed by the Plan Commission on September 27, 2017. The Plan Commission recommended approval. The project was then reviewed by the Village Board on October 16, 2017. The project was denied primarily due to concerns about parking and zoning variations. On December 4, 2017 the petitioner presented revisions to the project to the Village Board during early review.

PROJECT UPDATE:

At this time, the developer has made changes to the proposed development and has submitted new plans for review. A summary of the changes is as follows:

1. The top floor of the building has been stepped back, and the wall material has been changed from brick to fiber cement horizontal siding. The walls are stepped back ten feet on the east and west sides, and 13.5 feet on the south. The center portion of the building on the south remains setback above the first floor.
2. The brick on the first floor has been changed from a black color to a brownish color, and the black granite at the building entrance has been changed to the brownish brick.
3. The entire building has been shifted approximately 4 feet to the east on the site providing a larger setback to the west.

4. The pergola feature on the second floor recreation deck was moved south, and the parapet wall opened up for a view of the recreation deck from the main entrance landing below.
5. The number of residential units has been reduced from 88 to 80, and the number of interior parking spaces has been increased from 110 to 120.
6. Street parking and loading has been added in front of the building along Sigwalt Street.
7. Per the previous Design Commission approval requirement, partially recessed balconies have been added to the north elevation.
8. Per the previous Design Commission approval requirement, an additional false window has been added to the east elevation, first floor.
9. The landscaping has been revised in accordance with the Design Commission's requirements.

STAFF COMMENTS:

Overall, the proposed changes to the design are positive improvements to reduce the scale and massing.

- The shifted building position on the site and the stepped back top floor reduces the overall mass and scale of the building, which helps to address the Design Commission's previous concerns about "harmony and scale" relative to height and setback.
- The brown brick color on the first floor has a softer appearance than the previous black brick, and the brown brick fits better with the color tones of the adjacent residential neighborhood.
- The new brick main entrance design has a more traditional appearance than the previous black granite entry feature.

The only suggestion to improve the design is to add more windows on the top floor to break up the amount of wall siding and lighten the appearance.

Rooftop Mechanical Unit Screening:

Rooftop mechanical units are required to be fully screened from public view. The proposed design has all of the rooftop mechanical equipment recessed from the exterior walls and enclosed within mechanical equipment screens.

Dumpster and Utility Screening:

Trash dumpsters will be stored inside the building. The exterior transformer on the east side of the building is fully screened with landscaping.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for *Sigwalt Apartments* to be located at 45 S. Chestnut Avenue. This recommendation is subject to compliance with the plans dated and received 12/11/17, 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. It is recommended that additional windows be added to the top floor to break up the amount of wall siding.
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.

_____ December 21, 2017

Steve Hautzinger AIA, Design Planner

Cc: 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 17-156