

**PRELIMINARY REVIEW
ARCHITECTURAL COMMISSION ISSUE SHEET**

Issue #3 For the Architectural Commission Meeting on Monday, July 10, 2017 at 7:00 p.m.

Prepared by: Linnea O'Neill, Planner

Location: Willow Road Planned Unit Development
(2017-0038)
Current Addresses: 2140, 2150, 2156, 2158, 2160, 2170 and 2180 Willow Road

Current Zoning: R1 – Countryside Residential

Proposed Zoning: R4 – Planned Unit Development

Issue:

The petitioner, R2 Northfield, is requesting consideration and discussion of a conceptual preliminary building and site design for a 21 unit community of detached single family units including the building elevations, building material and colors, site plan, landscape plan, site lighting, fencing and signage. A fence variation for the fence height will be requested later. The site is a 7.15 acre parcel in the R1 – Countryside Residential zoning district.

This review is a conceptual preliminary review. No motion from the Architectural Commission is necessary. The petitioner will be returning with a complete packet in response to discussions tonight and the Plan Commission preliminary meeting on July 17, 2017.

The petitioner will be requesting variations from the Plan Commission including: lot size, setbacks, street width, sidewalks, lighting, block and lot standards.

History:

The existing seven (7) homes were built in the late 1950's and the 1960's. All of the homes sit on approximately one (1) acre each.

Proposal:

The proposed project is a planned development of twenty-one (21), 3,300 to 4,200 square foot, detached cluster single family residences including: two (2) right-in, right-out only entrances, a private 23' roadway, two (2) stormwater detention basins, two (2) stormwater wetland buffer/conservation easements an extensive landscape and hardscape plan and entrance signs. The following is the existing surrounding zoning:

North – R1
South - R4
East – R1

West –R1

The proposed average lot size is 4,534 square feet with the average density at 0.104 per acre.

Building Design and Materials (See Sheet A1.3 for Materials)

Each homeowner will have fee simple ownership of an individual building envelope. All area outside of the perimeter of the individual lots will be common area with maintenance provided by a homeowner’s association. The homes are expected to attract empty-nesters.

The proposed units at Willow Road PUD incorporate similar massing, materials and colors with four (4) different Models: A, B, C, and D, in order to afford a sense of architectural harmony. The petitioner is offering two (2) different elevation schemes. Additional design options will be offered for each model. Only D offers a side-loaded garage and only 2 units are proposed to be side-loaded.

The units are two-story Shingle Style. The exterior materials include a masonry stone veneer and watertable at the base, clear sealed or gray Shakertown wall shingles, cedar shake roof, box bay windows with copper roofs, decorative round windows, copper flashing, gutters and downspouts, different style dormers, shed and gabled dormers and bay windows. The side loaded garages will provide an aesthetic front elevation from the street. The major differences between the elevation styles are roofline, chimneys, garage location, color, fenestration, dormers and window patterns. The units will not have basements. The units will have a two car garage and optional trellised back patios.

Model A – 2 Schemes

The 31’ tall (including chimney) Option A offers two (2) front elevation bay windows with a standing seam copper roof. The front door is flanked by a window on each side with an optional eyebrow dormer above the front door. A change in exterior color of either gray or natural provide the diversity between the options.

Model B – 2 Schemes

The 28’ tall Option B offers two (2) front elevation windows. The front door elevation includes columns and decorative ellipse windows and two (2) decorative dormers. A change in exterior color of either gray or natural provide the diversity between the options.

Model C – 2 Schemes

The 32’ tall Option C offers a front elevation window with a standing seam copper roof with two (2) windows adjacent and a box bay window above. The front door elevation shows windows to the right with the dormer centered above the door and windows. Arched garage door. A change in exterior color of either gray or natural provide the diversity between the options.

Model D – 2 Schemes

The 27’9” tall Option D offers a garage side loaded option. A change in exterior color of either gray or clear sealed wood provides the main difference between Scheme A and Scheme B.

	<u>Scheme A</u>	<u>Scheme B</u>
Windows	Marvin Wood Clad	Same
Garage Door	Wood to Match Exterior	Wood to Match Exterior
Entry Door/Sidelights	Marvin Wood/Sidelights	Same
Patio Door	Marvin Wood/Sidelights	Same

Window/Door Surround	Wood Painted Snow White	Wood Painted Linen White
Roof	Cedar Shake	Same
Fascia	Wood Painted Match Trim	Wood Painted Match Trim
Wall Shingles	Shakertown Clear Sealed	Shakertown Gray
Stone Watertable	Buechel Limestone Clear	Buechel Limestone Gray
Pavers	Unilock Bristol Valley	Unilock Bristol Valley
	Bavarian Blend Option B	Steel Mountain Option B
Sconce	Kichler Model 49661WZC	Kichler Model 49721WZCL16

The petitioner will be bringing material samples to the meeting.

The petitioner is providing four (4) Models with two color schemes for a total of eight (8) combinations. Additional architectural details will increase the elevation diversity. Two (2) of the option D elevations units are side loaded. In comparison, Hibbard Gardens offered nine (9) elevation choices for six (6) units and Fox Meadow offered ten (10) elevations for their 26 single units. Four (4) of the six (6) units at Hibbard Gardens were side-loaded and eight (8) of the 26 cluster Fox Meadow units were side-loaded.

Detailed review of all architectural design will be required by the Commission. Single-family characteristics such as strong front door entrances, side-loading garages, stylized dormers, shutters and other features are stressed. Staff recommends:

1. The Architectural Commission consider and discuss the diversity of the proposed elevations in regards to roofline, fenestration, garages, window and door placement, colors and materials.
2. No home shall have the same elevation as the adjacent home
3. No more than three homes have the same elevation
4. Additional side-loaded garages

Tree Preservation (See Sheets L1.0, L1.1A and L1.1B)

The petitioner surveyed 301 trees on site and on adjacent properties close to the proposed construction. The trees varied in species and condition, but in general the majority is low quality and condition. Of those 301 trees, the following is proposed:

- 221 trees will be removed for construction
- Of the 221 trees, 94 trees, totaling 1097", are considered quality trees and will need to be replaced
- 79 trees will be fenced for protection during construction. The petitioner is responsible for hiring an arborist to insure protection and management during construction
- The petitioner will be removing 1097" inches of quality trees and proposes a landscape plan that incorporates 421 new trees which equals:
 1. 127 deciduous trees (3") = 381"
 2. 145 evergreen 8-10' = 435"
 3. 95 ornamental trees 8-10' = 285"
 4. 54 ornamental trees 6-8' = 108"

TOTAL: 1,209"

This amount does not include the individual foundation plantings. The petitioner has met the replacement criteria.

Landscape Plan. (See Sheet L1.2)

The petitioner has the beginnings of an attractive landscape plan that will accentuate the site. The proposed landscape plan includes new trees, ornamentals, shrubs (deciduous and evergreen), perennials and groundcovers. The petitioner should provide plant material choices for year round color, salt, drought, insect, disease and deer resistance, pollution tolerance and longevity. The petitioner has chosen to replace with high quality trees, many of which are native to Illinois. The new material will greatly enhance the community urban forest. Plant material near the pond should be increased and selected to control and manage storm water run-off.

A few of the plant material selections will have to be substituted for the following reasons:

1. European Alder is deemed a moderate to serious invasive species of wet sites. Eliminate from plant list and substitute another tree.
2. Limit the amount of Colorado Blue Spruce due to susceptibility of fungal diseases. Substitute Norway Spruce or Red Spruce.
3. Check ornamentals, shrubs and perennials for deer resistance. Deer eat arborvitae, Redbud, crabapples and yews.
4. A strain of anthracnose has decimated Flowering Dogwood in Illinois – use the resistant cultivar *Appalachian Spring*.

The proposed landscape plan is required to enhance the view of the development from the street while providing a buffer from the street for the new homeowners. The individual unit landscape plans are required to provide appropriate screening and privacy between the units.

Willow Road Streetscape.

The newly planted parkway trees in conjunction with the I.D.O.T. road project will be protected during construction. Additional plantings of evergreen trees and ornamentals provide a partial screen.

Entrance Landscape Design.

The petitioner has not provided an entrance landscape design. Irrigation should be installed at the front entrance plantings and around the proposed homes.

Perimeter Landscape.

The perimeter of the entire project should be heavily planted with evergreens, trees and shrubs. Areas that are deficient and need additional screening include:

- Rear yards of Units 7 and 8. The majority of existing trees will be removed and the remainder are poor quality. Shade trees and evergreens are needed to screen the units from Bracken Lane
- Basin A adjacent to Bracken Lane. Additional screening is necessary between the Basin and Bracken Lane.
- Rear yards of Units 9 and 10. The majority of existing trees will be removed and the remainder are poor quality. Shade trees and evergreens are needed to screen the units from Bracken Lane
- North of unimproved Willow Road. More shade trees are needed.

Typical Unit Landscape Plan. See (L1.3 and L1.4)

The individual unit landscape designs are conceptual only. The design has not been fully developed but presently consists of four to five ornamental trees, shrubs and two to three shade trees in the front of the unit. Turf will be placed in rear yards. An irrigation system should be installed to be provided water to the foundation plantings. There is opportunity for additional shade trees in the rear yard area to shade the homes and provide additional screening.

All air conditioning condenser units are to be totally screened with plant material or fence.

Wetlands and Basins Landscape Plan.

The petitioner has the opportunity to provide naturalized and ornamental plantings surrounding these areas to help improve water quality by removing pollutants, improving flood control and enhancing wildlife. The seeding mixes proposed require high maintenance by professionals the first few years – not mowing by a landscape crew – to assure growth. A full Maintenance Plan and detailed project requirements will be required.

This area has historically flooded and held water. The proposed development will be required to alleviate those issues. The developer is required to provide comp storage on their property as to not affect the neighbors. Stormwater management is required for the proposed impervious areas per the Village of Northfield Stormwater Ordinance as well as the Metropolitan Water Reclamation District of Greater Chicago Watershed Management Ordinance. The Village Engineer, the Village consultant and the petitioner are still working out the details for the Stormwater Management Program for this property.

Retaining Wall Landscape Plan.

No landscape plan was submitted.

Lighting.

The petitioner has not provided a lighting/photometric plan. The plan should include all lighting on site including any lighting on the entrance pillars, bridge or walking path and lighting on the individual units. Information relative to perimeter overhead utility should be provided. As should any private street lighting. Street lighting in residential districts is allowed to be 10' tall or under. The petitioner has not provided any information regarding street lighting.

Unit Lighting Exterior Sconce:

- Scheme A (clear-sealed) Kichler Summer Court Collection Model 49661WZC
- Scheme B (gray) Kichler Summer Court Collection Model 49721WZC16
- All Models have 7 to 8 exterior sconces

Entrance Pillar Lighting:

- The six (6) entrance pillars are proposed to have a concealed compact landscape floodlight within the column recess.

Hardscape Plan.

Paving. (See Sheet L1.7)

- The front entrance drives off of Willow Road will incorporate an area of Unilock 8cm thick Steel Mountain pavers using 14" square and 7"x14" rectangular random pattern. The pattern includes a 1' and 4' broom finished plain gray scored concrete bonding. Adjacent to the permeable pavers and on the other side of the curb and gutter, crushed granite is proposed.
- The bridge and two (2) other locations will incorporate the same paving materials and design.
- Paved patios behind the individual units will consist of either Unilock Bristol Valley – Bavarian Blend in the option A laying pattern for the 'clear sealed wood exterior' units or Unilock Bristol Valley Steel Mountain Option B laying pattern for the 'gray exterior' units.

Landscape Retaining Wall. (See Sheet L1.6)

The petitioner is proposing four (4) areas with retaining walls:

- Between the South Basin and Unit #21.
- South and east of Unit #1 and south of Units #2 and #3.
- South of Unit #9
- South of Unit #15

The retaining wall is proposed to be two tiered with two planting areas. No landscape plan has been provided. The blocks are Fond Du Lac Stone blocks 8-10" wide and 12-24" wide – no height is given. A drain tile is included.

Fencing. (See Sheet L1.7 and L1.8)

The petitioner is allowed a four foot (4') tall fence in the front yard per Code. The proposed fence exceeds the 4' allowed height and therefore the petitioner will be requesting a fence variation. The petitioner is proposing fencing at the entrances and the footbridge only.

The petitioner will be installing the following types of fence design:

1. Entrance Monument/Vehicular Bridge – the fence at the Willow Road entrances and the fence at the 90' long vehicular bridge consists of:
 - Seven foot (7') tall monument pillars with a 4' wide cast stone cap and supports, concealed compact floodlight, five square foot sign panel with the development name, 5' tall base of Buechel-Fond Du Lac Custom Country Squire, Ashler pattern in the Arctic, Honey and Silver Blend.
 - One monument pillar is proposed to be installed at the entrance(s) island and two at each side of the entrance for a total of six (3 per entrance)
 - The 90' long vehicular bridge fence consists of a total of eight (8) monument pillars.
2. Stone Base With Lattice Fence - attached to the monument pillars a fence is proposed consisting of:
 - a 2'4" base of Buechel-Fond Du Lac Custom Country Squire, Ashler pattern in the Arctic, Honey and Silver Blend and a 1'2" wood lattice top. Including the decorative wood posts the total height of the fence is 4'7". The stone pillar's height of 5'6"
3. Lattice Only Fence – attached to the stone base/lattice fence is a lattice fence only section. In addition, the fence at the footbridge is proposed to be the lattice only fence.

- This section is 4'7" tall with 8'2" between posts
- Lattice is 1" by 2"
- All wood is painted white to match the units

Pergola. (See Sheet 1.8)

The petitioner is proposing three (3) pergolas at the footbridge. The 8'7" tall pergolas are proposed to be white painted wood.

Walking Path and Footbridge. (See Sheet 1.8)

The walking path will be decomposed standard granite compacted gravel, ¼" and finer and the footbridge is proposed to be 2" by 8" decking painted wood with the 4'6" lattice fence.

The footbridge includes a lookout area.

The Commission may wish to discuss the walkability of a path vs. the walkability of a sidewalk to get residents to Willow Road.

Site Furniture. (See Sheet L1.6)

Locations for the bench shown on L1.6 are not included.

Comprehensive Plan:

The petitioner has noted the 'project departs from the Comprehensive Plan in order to provide housing alternatives that are reflective of current trends in the upscale housing market. These trends are focused on smaller homes within maintenance free communities which offer first floor suites.'

The Residential Land-Use Area Recommendations include the following principles that guide the review of the Willow Road development:

Action Goal for Residential – A housing stock and living environment which supports the local population and maintains the overall character of Northfield.

1. Maintain the predominately single-family character of the Village.

The Willow Road development can provide an enclave of upscale homes appropriate to the location and complimentary to the neighborhood. The Plan Commission shall recommend to the Village Board the appropriate density. The Long Range Land-Use Plan designates this area as Countryside Residential (1 dwelling per acre).

2. Preserve Neighborhood integrity and tranquility with a safe and efficient transportation system.

The Willow Road development will slightly increase the amount of traffic as compared to the existing residential previous use. The proposal will reduce curb cuts from six to two. Traffic impacts will be discussed by the Plan Commission.

3. Maintain diverse housing stock as a way of attracting and retaining long-term housing stock.

The proposed homes target current trends in the upscale housing market. The petitioner is proposing high quality design, materials and construction.

4. Maintain adequate facilities and services.

The Willow Road development goal is to propose improvements to alleviate flooding and improve the storm water drainage system.

5. *Provide adequate screening between residential uses.*

The petitioner's final landscape plan will have to provide a solid screen between the development and neighbors to the west, north and south through the use of evergreens, shrubs and fencing.

6. *Encourage the preservation and enhancement of distinguishing features.*

The petitioner has preserved the higher quality trees and evergreens on site and will enhance the property with the addition of high quality native plant material.

7. *Strive to eliminate the visual clutter of overhead utility lines.*

The petitioner should remove overhead utility lines and place them underground.

The petitioner has the beginnings of an application that integrates thoughtful land planning, architecture, landscape/hardscape design and site engineering. The Village will benefit from the aesthetic changes to this focal entry point, improved storm water control and the expansion of housing options for our residents.

Attachments:

1. Aerial View of Willow Road PUD

2. Letter dated June 29, 2017.

3. Petitioner's Packet, dated received June 1, 2017, including:

(Sheets 1-4) Preliminary Plat of Subdivision prepared by Mackie Consultants and dated rev. 4/25/17

(Sheets 1-5) Preliminary Engineering Plans prepared by Mackie Consultants and dated rev. 5/19/17, including:

- Existing Conditions
- Overall Site Plan
- Preliminary Engineering

(Sheet L1.0, L1.1A and L1.1B) Tree Inventory prepared by Sunrise Tree on 2/14-18/17

(Sheet L1.2 –L1.4) Conceptual Landscape Plans prepared by Teska Associates and dated 4/3/17

(Sheet L1.6-L1.8) Site Amenity Images prepared by Teska Associates and dated 4/3/17

(Sheet A1.0-A1.2) Site Plan prepared by Myefski Architects and dated 5/30/17

(Sheet A1.3) Materials prepared by Myefski Architects and dated 5/30/17

(Sheet A1.4) Site Cross Section by Myefski Architects and dated 5/30/17

(Sheet MA1.2–MD2.1) Model A, B, C, and D Foundation Plans, First Floor Plan, Roof Plan and Exterior Elevations by Myefski Architects and dated 5/30/17

Architectural Commission Action:

The Architectural Commission consider and review the preliminary submittal with discussion and future resolution of issues towards a recommendation to be included with the Plan Commission's final report to the Village Board of Trustees. Outstanding issues regarding the development component requests from petitioner for the Willow Road PUD may include:

1. Fence/Sign Variations

- The petitioner will be requesting a variation for a seven foot (7') component of the proposed fence in the front yard where a four foot fence is allowed.

- Any sales center or construction signs larger than allowed per the Sign Code should be requested along now. Construction signs are allowed to be 5 sq. ft. and sales center signs are allowed to be 10 sq. ft.
2. Architectural Design
 - Consider and discuss the diversity of the proposed unit elevations in regards to roofline, fenestration, window and door placement, colors and materials.
 - Discuss the need for additional unit side-loaded garages
 - Discuss unit elevation repetition
 3. Landscape Plan
 - Provide the final landscape plan for the entire site, including:
 - Provide additional information/plans for the Entrance, Perimeter, Typical Unit and Retaining Wall landscape
 - Re-evaluate plant material selections
 - Provide irrigation plans
 - Provide additional information regarding the Basins and Wetlands including above water aeration systems
 - Provide information on the Basins and Wetlands maintenance plan
 4. Lighting
 - A Photometric Plan is required
 - Consider ornamental street lighting
 5. Paving
 - Future maintenance required for any pavers on IDOT right of way
 6. Walkability
 - Consider the walkability without an interior sidewalk
 7. Site Amenities
 - Consider the locations of bench placement

Any other issues the Architectural Commission find relevant.

The petitioner should provide a more organized, easier to read binder for the next meeting. Including:

- Color renderings of the proposed units
- Photos of the existing neighborhood
- Color renderings of the proposed subdivision
- Material samples