

ARCHITECTURAL COMMISSION ISSUE SHEET

Issue #2 For the Architectural Commission Meeting on September 11, 2017 at 7:00 p.m.

Prepared by: Linnea O'Neill, Planner

Location: 1725 Winnetka Road – Northfield Mews
(2017-0194)

Current Zoning: M1 – Light Manufacturing
Proposed Zoning: R6 – Multiple Family Residential Planned Unit Development

Issue:

The petitioner, Edward R. James Partners, LLC, is requesting approval of a Planned Unit Development for 34 luxury rental townhomes, including the building elevations, building material and colors, site plan, landscape plan, site lighting, fencing and signage. The petitioner is requesting fence variations and lighting variations. The site is currently the vacant AT&T building on a 2.16 acre parcel in the M1 – Light Manufacturing zoning district. The proposed density is 16 units per acre.

On September 5, 2017, the petitioner will be requesting a zoning map amendment from the Plan Commission to change the current zoning from M1 Light Manufacturing District to R6 Multiple Family Residential and a Special Use for a Planned Unit Development from the Plan Commission. The Special Use will include variations for density, setbacks, lot coverage, building height and floor area ratio.

Variations:

The petitioner is requesting the following fence variations:

- Relief from Article II Section 18-9 HEIGHT RESTRICTIONS for approximately 1,280' of a proposed eight foot (8') fence at the north property line adjacent to the R4 District:
No fence shall be taller than 6'4" except for the rear or side lot line of a residential parcel which is adjacent to a non-residential use. In such cases the fence limitation is eight feet (8').
- Relief from Article II Section 18-10 HEIGHT RESTRICTIONS for the six foot (6') fence pillars at the south property line:
No fence more than 4' in height shall be installed anywhere within that portion of lot between the front lot line and the building line unless the fence is 80% open and then can be 5' tall.

The petitioner is requesting relief from following lighting standards:

- Relief from Article II Section 19-2 (2) and (3) Lighting STANDARDS for maximum lighting levels that exceed the following standards:
No direct or indirect illumination shall project more than 0.25 footcandles onto a residential use or district, as measured horizontally at the lot line.
No direct or indirect illumination shall project more than one (1) footcandle onto a non-residential use or district as measured horizontally at the lot line.
- Relief from Article II Section 19 – 2(5) Lighting STANDARDS for maximum lighting levels that exceed the following standards:
In a Residential District the lighting levels for parking and pedestrian areas should be an average of 0.5 footcandles with a maximum of 1.0 footcandles.
In a Residential District the lighting levels for vehicle travel areas should be an average of 0.25 footcandles with a maximum of 1.0 footcandles.
- Relief from Article II Section 19 – 2(10) Lighting STANDARDS for total height of proposed light fixture over ten feet (10’):
Total height of a light fixture shall not exceed ten feet (10’) on any residential property

History:

1937- Wagner Brothers Material Yard.

1957 – Proposal for a metal processing business that did not happen

1959-2016; Illinois Bell/AT&T owned and operated the site to store and service the phone company’s local service fleet, equipment and materials.

2016; the Village adopted the *Northfield Road Corridor Plan*. The Plan (now part of the Vision Plan) suggested permitting greater density than currently put forward in the Northfield Vision Plan and recommended rezoning the AT&T site to R6.

Proposal:

The proposed project is a planned development of 34 rental 1,926 to 1,964 square foot, three-story townhomes with three bedrooms, two and a half baths, and rear-loaded attached garages. The rentals are clustered in: four (4) three-unit buildings, three (3) six-unit buildings and one (1) four-unit building. The proposed plan includes a density of just under 16 units per acre. The project area includes a private 20’ roadway, two (2) access drives, compensatory stormwater storage, sidewalks, pedestrian path, decks, an underground storm water detention vault, an extensive landscape and hardscape plan and entrance signs.

The following is the existing surrounding zoning:

North – M1 to the west and R4 consisting of three (3) single family residences to the east

South – OR, Meadowlake Planned Unit Development

East – R6, The Landmark

West –M1, ComEd and Railroad Easements

Each unit is served by a two-car garage and additionally there are 12 guest parking spaces. All buildings are oriented so garages are accessed from an internal courtyard. Decks are provided above the garages. The decks face the internal parts of the site including the center courtyard. This design style is reminiscent of an English Mews site plan.

The petitioner will own, operate and manage the property. The owner will provide snow removal, refuse service, landscaping and building maintenance. The units are targeted to individuals who need a little more space, people who own homes out of state, job transferees, single parents, couples wishing to establish residency and/or younger empty-nesters.

Building Design and Materials (See Exhibit B)

Mews is primarily a British term describing a row of stables, usually with carriage houses below and living quarters above, built around a paved yard or court, or along a street, behind large city houses, such as those of London, during the 17th and 18th centuries. In the Smart Growth, Traditional Neighborhood Development and New Urbanism movements, the term is used to refer to the creation of new housing with similar characteristics to the historic type: a grouping of small dwellings which front on an alley or pedestrian passage.

The proposed units will be clad in real stone and stucco, Hardie Board trim and composite and architectural grade asphalt roofs. The maximum height of the buildings is 41'6". The three bedroom, three story units are either 1,926 square feet or 1,964 square feet. The units will have a gable detail, aluminum fascia and shutters, vinyl shutters and windows, metal roofs over the doors and cast stone sill. The overall color scheme is similar with the doors and shutters are variations of green, gray and blue.

	<u>Manufacturer</u>	<u>Type</u>	<u>Color</u>
Windows	TBD	Vinyl	Sandstone
Garage Door	TBD	Aluminum	Sandstone
Entry Door/Sidelights	Therma Tru	Fiberglass	Per Palette
Patio Door	TBD	Vinyl	Sandstone
Roof	Landmark	Arch Asphalt	Driftwood
Metal Roof	PAC Clad	Standing Seam	Dark Bronze
Fascia	TBD	Aluminum	Sandstone
Siding	Hardie Board	Shake	Gray, Brown, Taupe
Soffit	TBD	Aluminum	Sandstone
Stone Veneer	Natural	Dimensional Stone	Buff Gray
Stone Sills	TBD	Cast Stone	Buff Gray
Windows	TBD	Single/Double Hung	White
Trim	TBD	Stucco Finish	Sandstone
Shutters	Mid-America	Vinyl	Mulberry
Lights	Sea Gull	Post Lantern	Black

The petitioner will be bringing material samples to the meeting.

Detailed review of all architectural design and materials will be required by the Commission. Characteristics such as strong front door entrances, windows, roofline, stylized dormers, and other features are stressed.

Stormwater

The northwest corner of the property is in floodplain. There are stormwater easements proposed along both the east and west perimeters. The plan complies with the Village's stormwater management ordinance by:

- Providing an underground stormwater detention vault located under the courtyard between buildings F and G.

- Improving the existing stormwater conditions by decreasing the amount of impervious surface on the site.
- Providing the required comp storage in the northwest corner
- The west side of the property provides for floodplain comp storage
- The north and east side of the property provides area for stormwater overland flow

Tree Preservation (See Exhibit D3)

The petitioner surveyed six (6) existing trees on site and 28 on adjacent properties close to the proposed construction.

- All six trees, totaling 54", on site will be removed
- Neighboring adjacent trees will be fenced for protection during construction.
- The petitioner will be replacing the 54 inches of quality trees and proposes a landscape plan that incorporates 421 new trees which equals:
 1. 38 deciduous trees (3") = 114"
 2. 20 evergreen at 8'
 3. 44 ornamental trees 5-8'

The petitioner has met the replacement criteria.

Landscape Plan (See Exhibit E)

The petitioner has provided 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 has provided 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.

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.

Along the west perimeter the plan provides for floodplain comp storage and along the north and eastern perimeters the area is set aside for stormwater overland flow. Plantings in and adjacent to these areas incorporate plant material that will tolerate moist to wet soils.

Winnetka Road Streetscape.

Winnetka Road is maintained by Cook County Highway Department. The petitioner is providing five (5) parkway trees on the right-of-way.

Winnetka Entrance Landscape Design.

The entrance design will highlight the majority of the public's view. In front of the decorative fence a flowering shrub border will be established followed by a lawn area leading to foundation plantings that accentuate the front doors. The different layers and levels of plant material will provide decoration and color to the public while providing privacy and shade to the front facing units.

East Perimeter Landscape.

The east perimeter is proposed to contain the existing Landmark fence located on the AT&T property, a storm sewer, a swale and a 2'6" retaining wall all within approximately 12'. The area is also proposed to be planted with shrubs and swale plant species including perennials, ornamental grasses and sedges.

Staff recommends the petitioner provide specific plant material locations and quantities for the Swale Plant Species for staff review and approval.

North Perimeter Landscape.

An eight foot (8') cedar board-on-board fence is proposed for the north perimeter. The perimeter will also contain: a swale, storm sewers, a swale and plantings. The proposed plantings include large evergreens and shrub species tolerant of wet soil.

West Perimeter and Detention Areas.

At the northwest corner of the property the larger green area is designated for floodplain comp storage. Proposed evergreen, shrub and shade tree plantings along the western edge will buffer the view from the ComEd easement to the west. Directly east of this area a continuous short retaining wall is proposed. East of the retaining wall additional shrub rows and shade trees are proposed. The petitioner has provided naturalized and ornamental plantings to surround these areas in an effort to improve water quality by removing pollutants, improving flood control and enhancing wildlife.

Further to the south the AT&T Fiber Optics easement will be screened with evergreens. At the south west corner of the property a lift station and back-up generator is proposed to provide the necessary sanitary sewer service. Plantings are provided to screen these utilities.

Typical Unit Landscape Plan.

All units will have foundation plantings including an ornamental tree, evergreens, shrubs and perennials at the front entrance. The rear garage area will include larger and smaller shrubs between units. The end walls of each building will also include low foundation plantings. A variety of plant material will also adjoin the sidewalks which run between the buildings.

The Courtyard.

The Courtyard includes the front entrance foundation plantings of units 17-28 and additional plantings at the east/west entrances including shade trees, evergreens, shrubs and perennials. Midway through the Courtyard a sidewalk is proposed with shorter colorful plantings on both sides. The internal auto courtyard eliminates the presence of garage doors to the public frontage.

Hardscape Plan

Retaining Wall.

The retaining wall will run along the east, north and west side of the property. The wall will not be taller than 30" and be Rosetta Kodah Block Wall in the color Fond de Lac (light tan).

Lighting. (See Exhibit G1 and G2)

The petitioner is proposing twelve (12) ornamental light fixtures: two (2) adjacent to Winnetka Road, three (3) in the courtyard, four (4) at the north and three (3) to the west. The fixtures include a ten foot (10') tall Sternberg Pole and a 3.5' tall Heritage Sternberg Light Fixture for a total height of 13.5'. A variance is required to allow the light fixture to be taller than ten feet (10').

The second variance requested is due to lighting levels being exceeded at the property line. At the north property line adjoining the residential district and at the east property line

levels cannot exceed 0.25 footcandles. This level is exceeded at the northeast corner and in small areas near the entrance and midway up the east property line. Where the property is adjacent to non-residential, lighting levels cannot exceed 1.00 footcandles. This level is exceeded in small areas at the north property line adjacent to the M1 District and also near the southwest corner of the property.

In the interior of the project the following lighting levels cannot be exceeded:

<u>Activity</u>	<u>Parking/Pedestrian Areas</u>		<u>Vehicle Travel Areas</u>	
Residential	Ave 0.5	Max. 1.0	Ave 0.25	Max. 1.0

The majority of the parking, pedestrian areas and vehicle travel areas exceed 1.0 footcandle. Staff recommends the petitioner reduce lighting levels.

On each unit coach lights are proposed at each garage along with weather-proof, low voltage, high efficiency recessed can lights above the front door of each unit.

Fencing. (See LS 4.0)

The petitioner is allowed a four foot (4') tall fence in the front yard per the Fence Ordinance. The proposed fence pillars exceed the 4' allowed height and therefore the petitioner is requesting a fence variation.

The petitioner is also requesting a fence variation for the proposed eight foot (8') fence at the north property line adjacent to the R4 zoning district where up to six feet (6') is allowed.

The petitioner will be installing/maintaining the following types of fence:

- East Property Line
The Landmark constructed the existing fence on the petitioner's property. The petitioner will be maintaining the existing fence stone base and replacing the wood portions of the fence as needed with 8' cedar board-on-board fence.
- North Property Line
The petitioner will be placing an 8' cedar board-on-board fence the entire length of the north property line.
- South Property Line – Front Entrance
In front of Units 29-34 an entrance fence section is proposed that consists of:
 - A 2' by 2' by 6' tall column with a bronze sign panel that read NORTHFIELD ROWS at each end
 - Extending between the columns is a 3.5' tall black aluminum fence proposed on top of an 18" stone knee wall
 - Extended from the fence on top of the knee wall is a 5' tall aluminum fence with gates for units 29-34

Walkability.

The petitioner's plan includes pedestrian paths between buildings A and B, C and D, and D and E. Also, a sidewalk is proposed along the west that will connect to Winnetka Road. Consistent with the *Northfield Road Corridor Plan* the petitioner has provided the opportunity to provide pedestrian access to the north should the properties be developed. Also, if a pedestrian walkway, on the utility properties is developed a downtown linkage can be provided to the west.

Comprehensive Plan:

The Village's 1999 Vision Plan designated this area as Planned Business Park along with Northfield Road and the area is currently zoned M1. In 2016, the Northfield Road Corridor Plan amended the Vision Plan to recommend re-zoning the property to R6 and designating it as Planned Residential. A recommendation from the Northfield Road Study states:

"While greater than allowed under current residential zoning, a higher intensity of development is required to address the unique development conditions of the site including the restricted floodplain. The Gruen, Gruen and Associates report confirms that a higher density is necessary for a financially feasible project. Beyond fiscal concerns, a somewhat more intensive development on this site merits consideration given the multi-family character of the uses to the south, the higher traffic volumes on Winnetka Road and the proximity to the ComEd utility lines to the west."

The Vision Plan's Residential Land-Use Area Recommendations include the following principles that guide the review of the Winnetka Mews development:

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

The petitioner has provided a housing option that is marketable as a function of supply and demand and costs to the occupants.

The existing site includes parking lots, a single story building and a storage shed. The proposal enhances the area through a combination of plan configuration/building orientation, architectural massing and materials and the landscape/hardscape.

- Preserve neighborhood integrity and tranquility with a safe and efficient transportation system.

A walkway system connects the units and also to Winnetka Road. The units are walking distance to the downtown's retail and dining options, New Trier facilities, the Senior Center and the forest preserve.

The petitioner is reducing the number of curb cuts to the site from three (3) to two (2).

The traffic study confirms that the proposed development will not have a significant adverse impact on the traffic congestion or safe operation of the public streets.

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

The proposed units provide expanded housing options that offer greater space than traditional apartment units and newer modern layouts with enclosed two-car parking in contrast to other townhome options. The units are targeted to individuals who need a little more space, people who own homes out of state, job transferees, single parents, couples wishing to establish residency and/or younger empty-nesters. The petitioner is proposing high quality design, materials and construction.

- Maintain adequate facilities and services.

The Northfield Mews development has proposed improvements to alleviate flooding and improve the storm water drainage system.

- Provide adequate screening between residential uses.
The petitioner has provided a solid screen between the development and neighbors to the east and north through the use of evergreens, shrubs and fencing.
- Encourage the preservation and enhancement of distinguishing features.
By removing and replacing the existing AT&T parking lot and buildings with Northfield Mews townhomes and landscaping the petitioner will create and enhance distinguishing features to an existing residential community.
- Strive to eliminate the visual clutter of overhead utility lines.
The petitioner proposes to remove overhead utility lines and place them underground.

The petitioner has provided 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. Photo of the fencing on the eastern perimeter adjacent to the Landmark
2. Rendering of the building
3. Cross section of the eastern perimeter
4. Letter dated July 14, 2017 Jerry S. James
5. Proposal Overview
6. Petitioner's Binder, dated received July 19, 2017, including:
 - Exhibit
 - A Site Plan by BSB Design and dated July 13, 2017
 - B1 Building Elevations by BSB Designs and dated July 11, 2017
 - B2 Floor Plans by BSB Designs and dated July 11, 2017
 - B3 Building Materials by BSB Designs
 - B4 Streetscape Building Height Comparison By BSB Designs and dated July 11, 2017
 - C Preliminary Engineering Plans by SpaceCo Inc. and dated 5/4/2017
 - D1 Plat of Survey dated 11/10/2015
 - D2 Existing Conditions by SpaceCo Inc. and dated 9/29/2015
 - D3 Existing Trees Plan by BSB Designs and dated July 12, 2017
 - E1 Landscape Plan by BSB Designs and dated July 12, 2017
 - E2 Winnetka Road Rendering by BSB Designs and dated July 13, 2017
 - E3 Landscape Details BSB Designs and dated July 13, 2017
 - F Architectural Commission Application dated July 19, 2017
 - G1 Exterior Lighting Plan with Photometric Plan by SpaceCo and dated July 14, 2017
 - G2 Selected Light Fixture by SpaceCo and dated 7/14/2017

Architectural Commission Action:

Staff recommends that the Architectural Commission recommend to the Village Board of Trustees approval of the proposed building elevations, building material and colors, site plan, landscape plan, site lighting, and fencing for Northfield Mews, 1725 Winnetka Road, with:

- Relief from Article II Section 18-9 HEIGHT RESTRICTIONS for a portion of the north fence adjacent to the R4 District
- Relief from Article II Section 18-10 HEIGHT RESTRICTIONS for the 6' pillars at the south property line
- Relief from Article II Section 19-2(10) Lighting STANDARDS for total height of proposed light fixture over ten feet (10')

With the following conditions:

1. Landscape Plan – The petitioner will provide specific plant material locations and quantities for the Swale Plant Species for staff review and approval.
2. Lighting – The petitioner will lower the footcandles at the perimeter and interior of the project to meet Article II Section 19-2 (2) and (3) Lighting STANDARDS.