

# APPROVED

MINUTES OF  
THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION MEETING  
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
JUNE 12, 2018

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair  
Kirsten Kingsley  
Jonathan Kubow  
Ted Eckhardt

Members Absent: None

Also Present: Mike Fitzgerald, OKW Architects for *Arlington Downs Apartment Building*  
Paul Bilger, OKW Architects for *Arlington Downs Apartment Building*  
Joan Russick, OKW Architects for *Arlington Downs Apartment Building*  
James Cazares for the *European Crystal Hotel*  
Steve Hautzinger, Staff Liaison

## REVIEW OF MEETING MINUTES FROM MAY 22, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MAY 22, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. COMMERCIAL REVIEWDC#18-048 – European Crystal Hotel

James Cazares, representing the *European Crystal Hotel*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new eight-story, 60-room hotel addition to the existing European Crystal Banquet & Conference Center facility. The front portion of the existing banquet facility will be demolished to accommodate the new hotel tower. This project was previously approved by the Design Commission in 2016 and again in 2017. In 2016, the petitioner proposed a 10-story building with 160 hotel rooms. Then, due to a lack of sufficient parking on the site, in 2017 the proposal was revised as a 12-story building with 128 hotel rooms. Both of the previous hotel designs were sleek and modern as compared to the traditional design of the existing banquet facility, which worked well because the hotel became the new main entrance and face of the building in those concepts.

The current project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a hotel in the M-2 zoning district. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The current proposal is a smaller building than previously approved, and it retains the existing banquet hall Porte cochere as the main entrance on the west side of the building. Since the hotel addition is not proposed to become the new main entrance for the building, it has been designed in a more traditional style to fit in and complement the existing banquet facility. All of the exterior materials have been selected to match the existing building, and details such as the EIFS cornice have been designed to match existing detailing.

Overall, the proposed hotel design is nicely done. The composition of the facades are nicely balanced with the same level of detailing on all sides of the building. The front elevation includes an open wall space at the top of the building to accommodate a future wall sign. The first and second floors are designed to highlight the base of the building and the two-story lobby space within. One minor comment on the design is to adjust the spacing of the transom at the first floor windows to match the same size as the transoms in the second floor windows above. All new exterior mechanical equipment will be located on the roof of the existing single-story banquet building where they will be screened from view by the new hotel tower. The hotel will utilize the existing brick trash enclosure located on the east side of the existing banquet building. Signage has not been submitted for review at this time, but all signage shall comply with Chapter 30 sign code and separate sign permits will be required for all signage.

Staff recommends approval of the proposed design for the addition to the existing hotel, with the suggestion to adjust the spacing of the transom at the first-floor windows to match the size of those on the second-floor.

Mr. Cazares had no comments at this time.

Commissioner Kingsley appreciated the background given by Staff that explained the change in the project; however, she liked the previous design better. Mr. Cazares explained that the previous design for the hotel was a modern design, but the current proposal will include golds, creams, and moldings to match the existing banquet facility. The new hotel will be named the Chez Hotel, which means "to welcome". In general, Commissioner Kingsley felt the proposed design was fine, however, she asked if the brick reveals on the main body of the building would be gray, and Mr. Cazares replied that the reveals will be cast stone to match the existing building, which is gray. Commissioner Kingsley felt there was a missed opportunity at the upper floors to finish it the same way that the base is expressed with cast stone. She also had concerns about how the two connect, and the detailing of the column and cornice as it steps down. She reiterated that this is a missed opportunity to finish the top of the building to be the same as the bottom; it could just be simpler and more noble of a material that will wear the same as the building base.

**Commissioner Eckhardt** commented that the proposed design is very classic, with a base, middle and top. He really liked the detailing of all the lines and shadows, and all the subtle and very classic details being proposed. He felt the brick pier at the top of the northeast corner of the building should be eliminated for a more balanced appearance. Otherwise, he really liked the building and felt that it will maintain its elegance for a long time.

**Commissioner Kubow** liked this design better than the previous design, and felt that Commissioner Eckhardt hit it right on the head; the proposed design is not only going to age better visually, but in terms of the materials being proposed, it would hold up better over time. This is a classic design, with the base, the middle and the crown. He also agreed with Staff that the space of the transom at the first-floor windows should match the size of the transoms above. **Commissioner Kubow** also commented that he felt this area is struggling, and he was disappointed to hear that the previous design for the hotel was not approved. He felt the Village would want to do everything possible for a hotel developer who wants to make this area look better, instead of losing the previous design that was very cool and pretty dramatic because a parking ratio was not met. In general, he approved of the design as proposed, with a requirement to adjust the mullion height as stated by Staff.

**Chair Fitzgerald** also liked the building design and agreed that it will be timeless. He liked the idea of stone at the top of the building as suggested by Commissioner Kingsley, if budget allows, and he agreed with Commissioner Eckhardt's comments about whether the column on the shorter side of the top floor needed to be there or not. He also agreed with Staff's comment about the spacing of the window transoms.

**Chair Fitzgerald** pointed out that there is nobody in the audience at this time, with the exception of the petitioner.

**A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED DESIGN FOR THE EUROPEAN CRYSTAL HOTEL LOCATED AT 519 W. ALGONQUIN ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 5/8/18, 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 REQUIREMENT TO ADJUST THE SPACING OF THE TRANSOM AT THE FIRST-FLOOR WINDOWS TO MATCH THE SAME SIZE AS THE TRANSOMS IN THE SECOND-FLOOR WINDOWS ABOVE.
2. A RECOMMENDATION TO ELIMINATE THE BRICK PILASTER ON THE LOWER PORTION OF THE TOP FLOOR AND DETAIL THAT CORNER AS ALL EIFS, AND ADD FURTHER DETAIL TO THE TWO BRICK PILASTERS THAT CONTINUE UP TO THE HIGHER PORTION TO PICK UP SOME OF THE DRAMA.
3. 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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

**Commissioner Kingsley** reiterated her comments that the simplicity of the first floor facade could also be expressed at the top. The size of the cornice is very important and it is typically accentuated in older buildings that have a base, a middle, and a top. She understands that the EIFS cornice matches the existing building, but it could be smaller, it could be something different, because the first floor detailing is what is going to sing on the building. The detail of how the lower cornice meets the brick column is also going to be really important. The first floor design is really nice and refined and restrained and classy, and she felt the same thing could be done at the top.

Mr. Hautzinger felt that a recommendation to use stone at the top floor of the building in lieu of EIFS was a good recommendation, if the project budget were to allow it. Commissioner Kingsley felt that her suggestions should also go hand-in-hand with Commissioner Eckhardt's comments to simplify the top floor.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

2. A RECOMMENDATION TO ELIMINATE THE BRICK PILASTER ON THE LOWER PORTION OF THE TOP FLOOR AND DETAIL THAT CORNER AS EIFS, AND ADD FURTHER DETAIL TO THE TWO BRICK PILASTERS THAT CONTINUE UP TO THE HIGHER PORTION TO HAVE MORE SOLIDITY, OR CONSIDER ELIMINATING ALL OF THE BRICK PILASTERS, FOR STAFF TO REVIEW.

KUBOW, AYE; ECKHARDT, AYE; KINGSLEY, AYE; FITZGERALD, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.