

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Downs Vib Hotel
Project Address: 3400 W. Euclid Avenue
Prepared By: Steve Hautzinger

Date Prepared: May 16, 2018

PETITION INFORMATION:

DC Number: 18-046
Petitioner Name: David Gillespie
Petitioner Address: Gillespie Design Group
5307 Business Parkway, Suite 101
Ringwood, IL 60072
Meeting Date: May 22, 2018

Requested Action(s):

Approval of the architectural design for a new hotel at the Arlington Downs Planned Unit Development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for an amendment to the previously approved Arlington Downs Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is seeking approval of the architectural design for a new five-story hotel building as part of the Arlington Downs mixed-use development. The existing site is currently vacant.

Architectural Design:

Overall, the proposed design is nicely done with a modern aesthetic that is appropriate in this location. The unique facades and variety of materials are nicely designed, and will fit well with the overall vision for the development, including the existing "One Arlington" apartment tower, the proposed multi-family building, and the proposed retail buildings.

To further enhance the design, the following details should be evaluated. However, the petitioner has indicated that any revisions will require approval by Best Western:

1. **West Wall.** The west wall will be highly visible facing Rohlwing Road, but the first and second floors are large and lacking detail. The petitioner has indicated that landscaping, including overstory and foundation plantings, will be used to soften the wall. However, it is recommended that the design of the wall be further developed to be similar to the east elevation. Consider adding curtain wall windows in the Offices, Fireplace Lounge, and Meeting Rooms at the first floor and mezzanine.
2. **Entrance Doors.** The main entrance doors get lost in the large glass storefront. Consider changing the color of the doors to red to draw more attention to the main entrance.

Mechanical Equipment Screening:

All mechanical equipment is required to be screened from view. The petitioner has indicated that the design includes minimum 24" high parapet walls, which will screen the mechanical equipment located at the center of the roof. However, there is one mechanical unit located near the elevator that will need to be further evaluated to verify adequate screening.

Signage:

The proposed design includes four wall signs. The two primary wall signs are located on the east and west walls mounted on red

fiber cement wall panels. The secondary wall signs are located on the north and south walls, and are designed to be more subtle with lighter colors. The signs are designed to be consistent with Vib Hotel's national brand standards, and overall they are nicely designed and work well with the overall building appearance. However, only one wall sign is allowed per street frontage, so only two signs are allowed. The petitioner will either need to omit two of the signs or seek a sign variation.

Separate permits are required for all signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the proposed Vib Hotel to be located at 3400 W. Euclid Avenue. This recommendation is subject to compliance with the plans dated 9/15/17 received 5/1/18, material list dated 5/14/18 received 5/15/18, 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. **West Wall.** It is recommended that the design of the west wall (first and second floors) be further developed to be similar to the east elevation. Consider adding curtain wall windows in the Offices, Fireplace Lounge, and Meeting Rooms at the first floor and mezzanine.
2. **Entrance Doors.** Consider changing the color of the entrance doors to red to draw more attention to them.
3. **Mechanical Equipment Screening.** Verify that the rooftop mechanical unit next to the elevator will be fully screened from view.
4. **Signage.** Either omit two of the four wall signs, or seek a sign variation.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building 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/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.
6. All signage shall comply with the Sign code, Chapter 30, or approved sign variations.

May 16, 2018

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

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 18-046