

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 22, 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: John Haran, E&J Builders for *1625 N. Chestnut Ave.*
Anita Kaufmann & Dave Wegner, Owners of *1625 N. Chestnut Ave.*
Joe Labelle, Rize Properties LLC for *939 N. Salem Ave.*
Tom Buckley, Thomas Buckley Architects for *739 N. Belmont Ave.*
Gary Geisler, Owner of *739 N. Belmont Ave.*
Gary Geisler, DG Builders for *Arlington Market-Phase 2*
Dipak Kumar, DG Builders for *Arlington Market-Phase 2*
Tom Buckley, Thomas Buckley Architects for *Arlington Market-Phase 2*
David Gillespie, Gillespie Design Group for *Vib Hotel*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 24, 2018

A MOTION WAS MADE BY COMMISSIONER EKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF APRIL 24, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

REVIEW OF MEETING MINUTES FROM MAY 8, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF MAY 8, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 5. COMMERCIAL REVIEWDC#18-046 – Vib Hotel – Arlington Downs – 3400 W. Euclid Ave.

Mr. Dave Gillespie, representing *Gillespie Design Group*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. 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 parcel is currently vacant and located along Rohlwing Road, at the west side of the site. An aerial view was presented that showed the location of the proposed new hotel, as well as the overall site plan for the development.

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 over-story 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/East Elevation. 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.

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.

With regards to 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.

Staff recommends approval of the proposed new hotel, subject to the concerns stated in the Staff report.

Mr. Gillespie asked whether the landscape plan they submitted to Staff in response to comments was available tonight, and Mr. Hautzinger replied that it was not and would be reviewed in detail during the PUD amendment with the Plan Commission. Mr. Gillespie said that the landscape plan submitted was more detailed than the PUD landscape plan, which only shows the perimeter landscaping around the site and not the site specific landscaping.

Mr. Gillespie said that they are excited to present the hotel tonight, which has been a long time coming for this development. The proposed hotel is a new prototype brand from Best Western, which has re-organized and come out with two new hotel prototypes, and he believed this would be the second new stand alone Vib Hotel built. They are trying to comply with the prototype standards, but the petitioner is excited to be in Arlington Heights and are open to suggestions.

In response to the comments about the west wall, **Mr. Gillespie** said that the first-floor is meant to be transparent on one side to present a focus both from inside and outside, and the hotel services back up against the west wall. They look at the building design in terms of scale from three perspectives: one is from a distance, such as from Route 53, and they feel the first-floor and mezzanine on both sides offer a nice base to the hotel and defines the functions of the first-floor separate from the upper floors, which they feel is appropriate from a distance. The second perspective is when you enter the development, and **Mr. Gillespie** referred to the pylons being proposed that serve a few purposes: they help to break down the scale, help to provide a focal point of the near intersection of those pylons where the entrance door to the hotel is located, provide protection from the elements, and allow for potential outdoor tables. He pointed out the primary materials of EIFS broken up with cement board siding alternating from major building elements into smaller building elements, the pylons, and the clear glass curtain wall at the entrance, which all help draw visitors to the front door of the building. **Mr. Gillespie** understood the point of making the entrance doors obvious, but they are trying not to make them obvious because the pylons help draw attention to the entry doors. They are not opposed to fully screening the rooftop units, but want to define the distance for the screening and if Route 53 is included in that; however, the unit located near the elevator will be relocated to the center of the roof, which could be raised on the west side of the building if necessary.

With regards to signage, **Mr. Gillespie** believed that the petitioner was going to come back and seek a variation on a number of signs for the new building. He pointed out the red element that wraps around the roof and drapes down the side of the building, which they feel is an exciting element. The word Vib is internally illuminated, and the red is proposed to be backlit along the edges as it goes down the side of the building. Cues were taken from the One Arlington building, which has an LED display on the base and at the top of the building.

Commissioner Kubow liked the design, which is fun and playful, and something this corner can certainly use. His only critique were the black diagonals on the corner. He questioned how necessary they are with the cool, contemporary design of the building, and he suggested removing them. He agreed with Staff's comments on coloring the entry, but also understood the petitioner's comments. He also felt the west elevation could benefit from landscaping to help soften the fenestration, and without a landscape plan tonight, he was unsure how to comment on that. In general, he liked what was being proposed, but would recommend eliminating the diagonals on the southeast elevation.

Commissioner Eckhardt was intrigued by the design and said that he did some on-line research about the Vib Hotel and found many images of the design that appear to have already been built. **Mr. Gillespie** stated there is one hotel in Arizona, one in Kansas and one in Florida; two of those being new and one being a conversation of an existing building. **Commissioner Eckhardt** felt the design was exciting inside and out, which was daring for a suburban hotel and a great idea. He loved the design and the red elements that are shown to be lit and shining down in the on-line images he saw, which he felt was cool, and he liked the reveals being proposed in the EIFS or oddly placed string packaging around the cube-type shapes. In response to Commissioner Kubow's concerns about the black diagonals on the building, **Commissioner Eckhardt** felt the diagonals were part of the exciting, playful aspect of the hotel, and using two different glass colors was a good way finder in terms of seeing the tenant glass. The only thing that bothered him is the white door on the west elevation, which he suggested painting to match the elevation. He also cautioned the petitioner about the EIFS down to the ground, which can be very problematic, especially with a sprinkler system. He suggested adding a strip of stones out 2-feet from the building to keep the EIFS away from grass and subsequent water. **Commissioner Eckhardt** also wanted the petitioner to describe the landscaping to be located on the west elevation.

Commissioner Kingsley felt the design was interesting, fun and playful; the whole building itself could be looked at as a sign. She had no issues with the crisscross elements on the building that were part of the playfulness, and she asked if those elements would have lights behind them, similar to some of the images found on-line for the Vib Hotel. **Mr. Gillespie** replied that the elements would not be lit. **Commissioner Kingsley** agreed with Commissioner Eckhardt's concerns about the white door on the west elevation and that it should be painted, similar to the louvers. She also felt there was a missed opportunity to make the balconies on the south elevation more than just an EIFS box; they look like lifeless balconies that have no windows or details as currently proposed, and she felt the same way about the other EIFS box on the building that looks too much like a box with a fin. Other than these comments, she felt the

design was great, although she disagreed with Staff's concerns about the entrance doors and felt that seeing through the glass would help show the entrance. She also loved the little platinum-colored pylons, as well as the red scarf element, and she agreed with Commissioner Eckhardt's comments about the EIFS coming down to the ground level, as well as the siding material. How this was going to be detailed and what it will look like is important.

Chair Fitzgerald also liked the fun design being proposed for the new hotel. He felt the black diagonal elements add a surprising amount of fun to the building, and he appreciated the comments from Commissioner Kingsley about the balconies needing more interest and detail. He also wanted a brief explanation from the petitioner about the landscaping being proposed on the west elevation, but added that revisions could be reviewed by Staff to determine whether it needed to come back to this commission or not.

Mr. Gillespie said that canopy trees and foundation plantings are proposed on the west elevation, which are not shown properly on the drawings presented tonight, and there are two mechanical units on the west elevation that will be completely screened by landscape. This is all part of the landscape plan that goes above and beyond what is shown on the landscape plan for the Planned Unit Development, and he was happy to provide that plan. **Mr. Hautzinger** said that the landscape plan should be submitted as part of the Plan Commission review.

Chair Fitzgerald asked if perimeter landscaping was being proposed by the developer between the building and the sidewalk, in addition to this petitioner's landscape plan for the hotel; he remembered a large buffer in the right-of-way parkway that the commissioners asked to be increased at the original review of the development. **Chair Fitzgerald** reiterated that he wanted Staff to review any revisions to ensure that the commissioner's concerns about landscaping to help soften the building are resolved. **Mr. Hautzinger** said that Staff was okay with doing that and would work with the petitioner through the Plan Commission review to ensure there is adequate landscaping on the west elevation.

Mr. Gillespie commented that originally there were many more of the diagonal bracing elements proposed on the building; however, they felt it was too busy and subsequently scaled it down appropriately, which Best Western was happy with and intends to incorporate into future hotels. He understood Commissioner Kingsley's comments about the balconies and felt there was a great opportunity to add some color there; he agreed with the suggestion to paint the white service door on the west elevation to match the adjacent material; and he agreed with the concerns about the EIFS and siding coming down to the ground, which could become either a burnished block or a different material at the first courses.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE DESIGN OF THE PROPOSED NEW VIB HOTEL TO BE LOCATED AT 3400 W. EUCLID AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 9/15/17, RECEIVED 5/1/18, MATERIAL LIST DATED 5/14/18 AND 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. **A REQUIREMENT TO CHANGE THE COLOR OF THE DOOR ON THE WEST ELEVATION TO MATCH THE SURROUNDING MATERIALS.**
2. **A REQUIREMENT THAT A MORE HARDY MATERIAL BE STUDIED FOR THE GRADE TRANSITION FROM GRADE TO THE CURRENTLY PROPOSED EIFS MATERIAL.**
3. **A RECOMMENDATION TO STUDY THE FRAMES AT THE SOUTH ELEVATION OF THE BALCONIES AND AT THE EAST ELEVATION.**
4. **A REQUIREMENT THAT THE LANDSCAPING ON THE WEST ELEVATION BE REVIEWED BY STAFF.**

Commissioner Eckhardt clarified his previous comments about the EIFS material at the ground level; he did not want to see grass up against the building, but rather an approximate 1-1/2-foot gravel strip, or something to help bring the solid mass of the building down and avoid water issues. With regards to the recommendation to further study the balcony frames, he liked that the balcony designs are enclosed and provide usable outdoor space and privacy from Rohwing Road, but excitement could be added to the balconies by tinting the glass red, or painting the back wall red

and lighting it, or adding LED lights on the bottom edge of the glass. **Commissioner Kingsley** said that adding color to the balconies should not take away from the red scarves on the building, and **Chair Fitzgerald** and **Commissioner Eckhardt** agreed. **Commissioner Kingsley** also asked about the color and material for the corner boards and siding, and **Mr. Gillespie** replied that both the horizontal lap siding and corner boards will be the same 'Sierra' brown color.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION AS FOLLOWS:

2. **A REQUIREMENT TO PROVIDE A MORE HARDY WALL MATERIAL AT THE BASE OF THE WALL, OR PROVIDE A GRAVEL OR STONE STRIP AT GRADE AROUND THE WALL TO MINIMIZE WATER INFILTRATION ON THE BUILDING.**

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

Mr. Hautzinger asked for preliminary feedback from the commissioners on the potential for a sign variation for the new hotel; the petitioner is proposing four wall signs. **Commissioner Kubow** had no objections to this because it is minimal, well designed, and fits with the profile. **Chair Fitzgerald** agreed and added that every building in this development is going to make this an unusual site, so he was okay with variations. **Commissioners Eckhardt and Kingsley** were fine with the signs that are currently shown.