

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: European Crystal (Chez) Hotel
Project Address: 519 W. Algonquin Road
Prepared By: Steve Hautzinger

Date Prepared: November 20, 2018

PETITIONER INFORMATION:

DC Number: 18-102
Petitioner Name: James Cazares
Petitioner Address: 519 W. Algonquin Road
Arlington Heights, IL 60005
Meeting Date: November 27, 2018

Requested Action(s):

Approval of the architectural design for a new hotel addition to an existing banquet facility.

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.

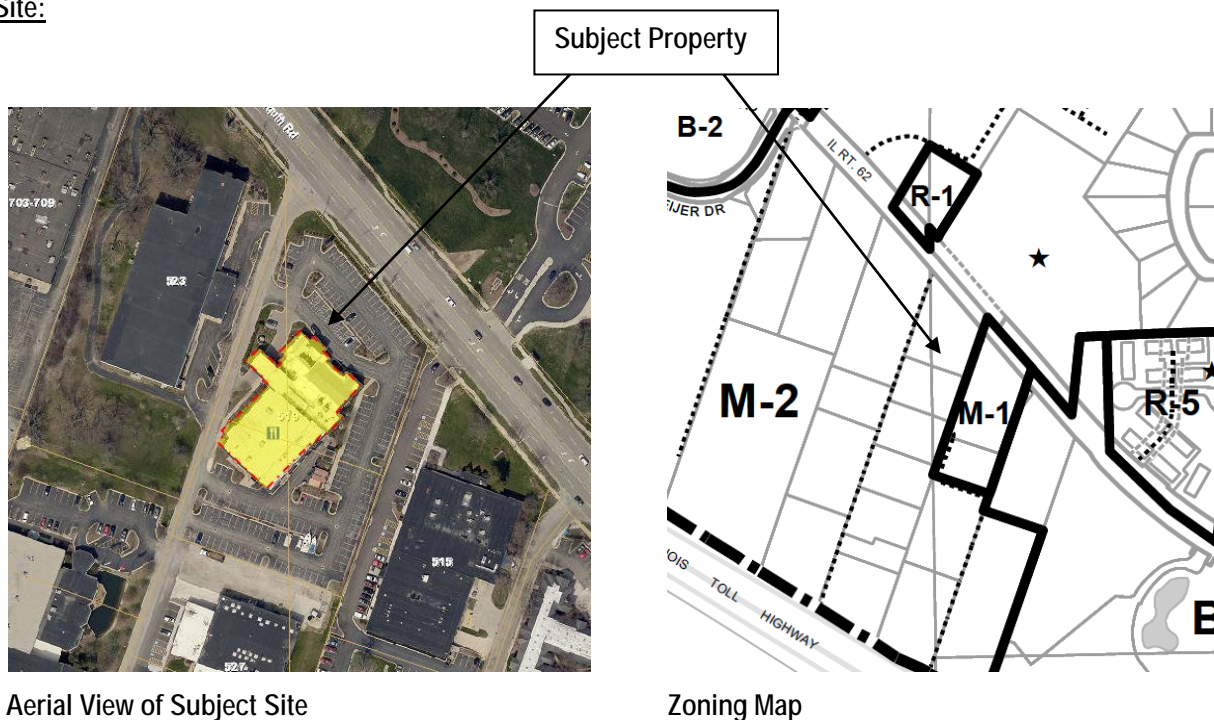
This project requires Plan Commission review and Village Board approval for an amendment to the previously approved Land Use Variation allowing a hotel in the M-2 zoning district. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's 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 proposing to build a new six-story, 61 room hotel addition to the existing European Crystal Banquet & Conference Center facility. The front portion of the existing banquet facility has been demolished to accommodate the new hotel tower.

Site:



Background:

This project was previously reviewed and approved by the Design Commission on three separate occasions. In 2016, the petitioner was proposing a 10-story building with 160 hotel rooms. However, 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. Finally, in June of 2018, the Design Commission approved the design for an 9-story, 60 room hotel. The 2016 and 2017 designs were sleek and modern to create a new image and main entrance for the facility, but the 2018 concept retained the existing main banquet entrance on the west side of the building and the hotel tower was designed with traditional details and materials to match the existing banquet building.

Architectural Design:

At this time, the petitioner is seeking approval for a modified version of the traditional design concept that was approved in June. The floor plans have been revised to accommodate more hotel rooms per floor, so the height of the building has been reduced from 8-stories to 6-stories without losing any hotel rooms.

The current design is consistent with the previously approved design in regards to the overall style and detailing. However, the following changes have been made:

- The stone base has been reduced from two-stories to one-story.
- The stucco exterior on the top floor has been omitted.
- The pattern of the window grids have been simplified.
- The brick exterior has been changed to a faux EIFS brick product.

Overall, the revised design is nicely done. The only concerns are:

- The rear elevation does not have windows on the top floor, so it looks somewhat top-heavy and unfinished. It is expected that a wall sign will be located on the blank wall, but a sign variation may be required to allow a sign on a wall without street frontage. Further design development of this area may be necessary. Consider the possibility of false windows with spandrel glass or additional EIFS banding to break up the blank wall area.
- The Design Commission should evaluate the proposed faux EIFS brick product. The petitioner is proposing this product in order to match the existing brick, which is no longer available. However, the Village's Design Guidelines discourage excessive amounts of EIFS wall cladding and fading of the EIFS color over time is a concern. It is recommended that real brick be used with as close of a color match to the existing brick as possible.

Mechanical Unit Screening:

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.

Trash Dumpster and Loading Area Screening:

The hotel will utilize the existing brick trash enclosure located on the east side of the existing banquet building.

Signage:

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.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for *European Crystal (Chez) Hotel* to be located at 519 W. Algonquin Road. This recommendation is subject to compliance with the plans received 11/13/18, 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. Evaluate the design of the top floor on the rear elevation. Consider the possibilities of wall signage, false windows, or additional EIFS banding to enhance the appearance.

2. Provide real brick instead of faux EIFS brick.
3. All signage shall meet code, Chapter 30, and separate sign permits are required.
4. 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, 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

November 20, 2018

Steve Hautzinger AIA, Design Planner
Department of Planning and 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 18-102