

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ivy Hotel
Project Address: 519 W. Algonquin Road
Prepared By: Steve Hautzinger

Date Prepared: July 12, 2017

PETITIONER INFORMATION:

DC Number: 17-090
Petitioner Name: James Cazares
Petitioner Address: 519 W. Algonquin Road
Arlington Heights, IL 60005
Meeting Date: July 25, 2017

Requested Action(s):

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

ANALYSIS

Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

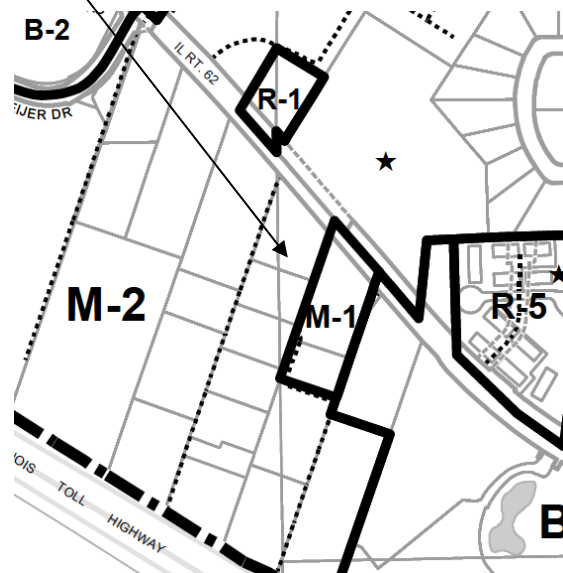
The petitioner is proposing to build a new twelve-story, 128 room, hotel addition to the existing European Crystal Banquet & Conference Center facility. The front portion of the existing banquet facility will be demolished to accommodate the new hotel tower. The scope of the project includes site work and landscaping as required to accommodate the new hotel located at the north end of the site. The site is approximately 2.6 acres. The property is zoned M-2, Limited Heavy Manufacturing District, and this proposal requires review by the Plan Commission and approval by the Village Board to obtain approval for a Land Use Variation and parking variation.

Site:



Aerial View of Subject Site

Subject Property



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
North	M-2, Limited Heavy Manufacturing District (M-2)	Pace Bus Headquarters
East	M-2, Limited Heavy Manufacturing District (M-2)	Research, Development, Manufacturing, Warehouse
South	M-2, Limited Heavy Manufacturing District (M-2)	Research, Development, Manufacturing, Warehouse
West	M-2, Limited Heavy Manufacturing District (M-2)	Safeguard Self Storage

Architectural Design:

This project was previously approved by the Design Commission in 2016, at which time the petitioner proposed a 10-story hotel tower with 20 hotel rooms per typical floor, 160 rooms total. The current design has a smaller footprint, but it has been increased in height to 12-stories. There are 14 hotel rooms per typical floor for a total of 128 rooms, a net reduction of 32 hotel rooms.

The overall style and character of the design is similar to the previous proposal, and the proposed exterior materials are the same. The proposed design is sleek and modern, providing a very nice, fresh new curb appeal for the facility. The hotel tower has been intentionally designed with a new aesthetic that does not match the existing building, which is not an issue because the new hotel will completely conceal the view of the remaining portion of the existing banquet facility from the street. The body of the tower is proposed to be a dove grey cast stone with a dark gray glazed brick on the first floor base of the building. Windows will be clear anodized aluminum with a tinted solar grey glazing, and the curtainwall feature will have dove grey painted aluminum framing.

The adjacent Safeguard Storage Building and Pace Headquarters office building across the street both have a modern aesthetic that will complement the proposed hotel design. The proposed hotel tower is tall compared to the surrounding properties, but it is set back from the street approximately 120 to 140 feet. The east and west building setbacks on the previous proposal were quite tight on the site, but the reduced footprint of the revised design allows for a more comfortable fit on the site.

The original design included a very nice sloping porte-cochere structure with suspended undulating panels that created an attractive appearance from the street and an exciting arrival experience, but the new design only has a small and unremarkable entrance canopy that the Design Commission should evaluate.

The original design had the nice curtainwall feature on both sides of the building, but the revised design only has the curtainwall on the north wall. The south wall has a dull appearance, and it will be visible from I-90. It is recommended that the curtainwall feature be added to the south facade.

Overall, the proposed hotel design has a very nice modern aesthetic that will fit in well in this location.

Mechanical Unit Screening:

The previous design placed the new mechanical equipment for the hotel tower on the roof of the existing single story banquet building where they were completely screened from public view by the tower. The petitioner needs to clarify where the mechanical equipment will be located for the revised design.

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.

Landscaping:

As part of the zoning approval process, Staff and the Plan Commission will perform a detailed review of the landscaping. Overall, the proposed landscaping is nicely designed. The petitioner is required to comply with the code requirements for 4" caliper shade trees in all parking islands and a continuous three foot high parking lot screening along the roadways. To enhance the landscape design:

1. Consider providing specialty pavement at the main entrance.
2. Incorporate site furnishings that match the overall architectural style of the proposed building.

Signage:

Signage is not included in this review, and separate sign permits will be required for all signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for *Ivy Hotel* to be located at 519 W. Algonquin Road. This recommendation is subject to compliance with the plans received 6/29/17, 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 small entrance canopy versus the previously approved porte cochere
2. Add the curtainwall feature to the south façade to match the north façade.
3. Clarify the location for new mechanical equipment, and confirm that they are fully screened from view.
4. Consider providing specialty pavement at the main entrance.
5. Incorporate site furnishings that match the overall architectural style of the proposed building.
6. All signage must meet code, Chapter 30.
7. 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.

July 12, 2017

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 17-090