

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 7, 2022

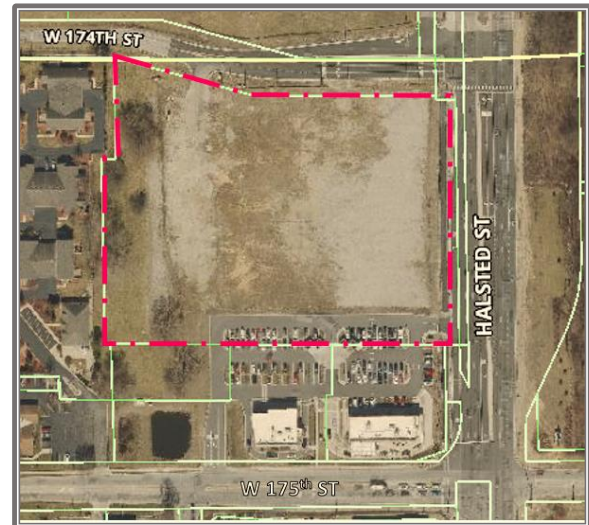
To: Appearance Commission

From: Valerie Berstene, Village Planner

Topic: Case 22-22 Wind Creek Casino Garage,
Revised Elevations

APPLICATION INFORMATION

APPLICANT	Patrick Daly, The Daly Group
ACTION REQUESTED	Approval of new construction building facades
ADDRESS	17400 Halsted Street (NWC 175 th & Halsted)
PIN	29-29-409-012, -013, -025, -036, -037



DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Wind Creek Casino Parking Garage Concept Package	6	Solomon Cordwell Benz	06/20/2022
Wind Creek Casino Parking Garage Concept Package – BOARD EXHIBITS FOR REFERENCE	6	Solomon Cordwell Benz	03/18/2022

BACKGROUND

Wind Creek IL, LLC has submitted an application for redevelopment of the property at 17400 S Halsted Street (SWC 174th Street and Halsted). The applicant proposes to develop a land-based casino and hotel complex on 16.3 acres of land directly to the north in East Hazel Crest. The associated parking facility will be located in Homewood. The 7.1-acre site will include a 578,000 sf parking structure. The project has received the necessary entitlements from the Planning and Zoning Commission and Village Board. The project is now before the Appearance Commission to review the proposed revisions to the exterior façade composition and materials.

HISTORY

In September 2020 the Planning and Zoning Commission recommended approval of the site development, special use permit, and subdivision.

October 13, 2022 the Village Board passed Ordinance M-2134 granting a special use to construct a 66,800 sf 4-story parking deck with 725 spaces.

February 3, 2022 the project was reviewed by the Appearance Commission for approval of the site plan, building elevations, landscaping, and lighting for two parking garages on the site. The project was then

discussed at the Planning and Zoning Commission on February 10, 2022. The hearing was continued while the applicant compiled information to answer several questions from the commissioners.

March 24, 2022 the hearing at the Planning and Zoning Commission resumed. The applicant brought forward revisions that combined the two garage structures into one.

April 12, 2022 the Village Board passed Ordinance M-2216 for the construction of the 578,000 sf parking structure a maximum height of 64' at the east end and 1,515 parking stalls.

DISCUSSION

Previously, the building design featured precast concrete with smooth architectural finish in three colors. The elevations used strong vertical elements to disguise the scale and horizontality of the parking deck, creating a massing relatable to a human scale. Glass window walls highlighted entrances and stair/elevator elements.

The revised elevations correspond to changes in exterior design of the adjacent casino and hotel. The site now features one garage (approved by the Village Board), rather than the two previously presented. The proposed elevations feature smooth architectural finish precast concrete with metal panel accent elements. The overall design features strong horizontal elements presenting the floors of the parking deck. The roof enclosing the eastern portion of the garage, as presented to the Village Board, was removed for cost savings.

The south elevation features a stair tower- pulled out from the overall massing of the parking deck and creating a strong vertical element- along with a canopy over the bus parking area.

The west elevation is a solid precast concrete enclosure with acoustic panels for sound dampening, as required by the Planning and Zoning Commission and per the findings of an acoustic analysis. The application of the acoustic absorptive material also helps to break down the massing of the building to a scale more compatible with the surrounding development and the human scale.

The north elevation, facing the casino and hotel, features a stair and elevator tower towards the western end. This captures visitors traversing the pedestrian walkway that parallels the interior of the north edge of the parking garage, and at the ground floor it provides access to the one-story connector from the parking garage to the main building.

The east elevation exposes the ramping structure of the parking garage. This alteration in the exterior appearance is a result of the change in internal circulation- removing the speed ramp with a parking ramp- and designating the eastern-most parking bay as "future expansion." The future expansion at the east side of the site might conceal the ramping structure, if or when that occurs.

CONFORMANCE WITH THE APPEARANCE PLAN

When reviewing these improvements, the Appearance Commission should consider the following provisions of the Appearance Plan:

"Architectural style- contemporary, traditional, or other- shall not be restricted. Evaluation by the Appearance Commission of building design and its supporting elements shall be based on:

1. *Acceptable design principals and proper use of materials and supporting surrounding elements.*

2. *Buildings shall, with their own design concept, be an asset in the aesthetic sense to the Village of Homewood.*
3. *Materials shall be compatible with and complimentary to the design, as follows:*
 - a. *Materials shall be of a permanent nature and require a minimum amount of maintenance.*
 - b. *Exposed structural frames that reflect the design of principals of the building shall be an integral part of the building design.*
 - c. *Colors shall be harmonious, with bright or brilliant colors used mainly for accent."*

No changes other than those proposed for the building elevations and materials are proposed at this time. The site development, lighting, and landscape will comply with the Zoning Ordinance and previously approved plans. Signage will be reviewed in accordance with Chapter 30 of the Municipal Ordinance at the time of sign permit application.

With the proposed phased construction leaving approximately 19,000 sf of "future expansion" area fronting Halsted Street, Staff recommends that the applicant submit a supplementary landscape plan for treatment of the "future expansion" area in the interim condition, to be reviewed by the Village Arborist for compliance with the Landscaping and Screening regulations of the Zoning Ordinance.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approval of Case 22-22 Wind Creek Casino Garage revised building elevations and materials as proposed in the plans and elevations submitted by SCB dated June 20, 2022, subject to submitting a supplementary landscape plan for treatment of the "future expansion" area in the interim condition, to be reviewed by the Village Arborist for compliance with the Landscaping and Screening regulations of the Zoning Ordinance.