

## Building and Life Safety

1 Q The review of the European Crystal Hotel is based on the R-1 use and is classified as a high rise building. Include information on other uses and indicate if they will be separated or non-separated, as indicated in 2009 IBC Section 508 .

A Will comply when permitted plans are submitted

2 Q Revise the building height to indicate a maximum height of 100 feet or 11 stories per 2009 IBC Table 503

A Will comply when permitted plans are submitted

3 Q Provide a proposed occupancy calculation by floor along with egress width calculation based on the occupant load by floor.

A Will comply when permitted plans are submitted

4 Q Provide the locations of fire-rated walls and indicate the type and rating of the wall shared by the two buildings.

A Will comply when permitted plans are submitted

5 Q Lobby plan does not include a fire command center. Provide as required per the 2009 IBC, Section 911.

A Will comply when permitted plans are submitted

6 Q Provide the required emergency systems as required for high rise buildings in 2009 IBC Section 403.4.

A Will comply when permitted plans are submitted

7 Q At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall not be less than **60 inches by 85 inches**, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

A Will comply when permitted plans are submitted

8 Q Provide the elevation of the highest occupied floor.

A Will comply when permitted plans are submitted

9 Q The building shall comply with the requirements of 2009 IBC 403 - High Rise Buildings.

A Will comply when permitted plans are submitted

10 Q Refuse and laundry chutes shall have separate 2-hour rated enclosures and comply with 2009 IBC 708.13.

A Will comply when permitted plans are submitted

11 Q Show the proposed location of the mechanical equipment.

A Will comply when permitted plans are submitted

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

12 Q Show the proposed location of the electrical service and include the service size. Services of 1,200 amps or more are required to be in a 2-hour fire-resistance rated room for the exclusive use of the electrical system. The hourly rating applies to the walls, ceiling and floor of the room. The room requires two exits on opposite corners of the room, with 2-hour rating panic hardware.

A **Will comply when permitted plans are submitted**

13 Q Luminous egress path markings shall be provided per 2009 IBC 1024.

A **Will comply when permitted plans are submitted**

14 Q An area of refuge is required for every 200 occupants or portion thereof.

A **Will comply when permitted plans are submitted**

Two way communication is required at each area of refuge.

Cut sheets of the equipment and proposed signage shall be submitted during the permitting process.

15 Q

A **Will comply when permitted plans are submitted**

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## Fire Safety

1.00 Q Question 1 - 34

A Will comply when permitted plans are submitted

## Public Works

1 Q Question 1 thru 2

A Will comply when permitted plans are submitted

## Fire Department

1 Q Question 1 thru 6

A Will comply when permitted plans are submitted

## Community Bureau

1 Q All Questions

A Will comply when permitted plans are submitted  
and hotel is in operation

## H&H Services

1 Q All Questions

A Will comply when permitted plans are submitted  
and hotel is in operation

## Landscape

1 Q All Questions

A Will comply when permitted plans are submitted  
and hotel is in operation

## Plan Review

8 Q Please revise the project narrative

The only 4 star 60 room life style hotel in NW SUBURBS Featuring art work commisioned by local artist, complimentary bike rentals Locally sourced amenities and shuttle service to Ohare, Downtown Arlington and Arlington Park

A

A

Q

Estimated employee counts at peak occupancy for the hotel.

Peak Employee Count is after guests have checked out from 11am to 4pm 8-10 employees; when the hotel is at fully occupied at night employee count is reduced to 2 staff.

A

B

Q

Information on peak staff needed for a banquet event in the main banquet hall.

8 to 10 Employees which are included in the occupancy of the function room guest count

A

There are currently three temporary storage lockers located on the three parking spaces adjacent to the loading area, as well as one temporary storage locker to the southwest of this area. Please clarify if these storage sheds will be removed as part of the hotel addition  
Yes. New storage will be located in basement

9 Q

A

Will the proposed coffee/vending room include just vending machines and a non-staffed coffee station, or will this be an actual coffee shop that will include one or more employees

10 Q

This will be a coffee bar with 1 staff for set up. A majority of the time it will be unstaffed..The coffe bar will be only for hotel guest the beverages will be complimentary.

A

Please clarify how the business area will be used. What equipment will be within this area (desks and computers? printers? copy machines? etc.). Will this room function as a meeting space or conference room, or will it only be used for individual business purposes by hotel guests as needed

11 Q

used for individual business purposes by hotel guests as needed

A

12 Q

On all future revisions, please ensure that all plans and studies include a revision date

A

Agreed

13 Q

The engineering plans indicate that additional lightpoles within the parking lot will be installed. Therefore, a photometric plan, including catalog cuts for all new light fixtures, is required.

A

Exsiting will Stay. Engineering plan is revised

14. Please correct the following inconsistencies between the architectural plans, engineering plans, and landscape plans:
- The civil plans show an 8" tree on the southwest side of the proposed exterior patio, which looks to be on top of the brick patio. This tree is shown on the civil Existing Conditions and Demo Plan, but it is not shown on the landscape plan.
  - There are proposed bike racks shown on the civil plans, but the landscape plan shows this area as landscaping.

14 Q

A

**New Plans Reflect Changes**

Please add dimensions indicating the setbacks of the proposed hotel addition, at its closest point, to the north, west, and east property lines.

15 Q

A

**New Plans Reflect Changes**

The architectural site plan lists the maximum height of the building at 99-10", however, the elevations show the max height to be 94'. Please revise the plans to show the actual proposed height of the building, and note that building height is measured from the average elevation of the finished grade at the front of the building to the top of the roof structure for flat roofs (parapet walls are not included).

16 Q

A

**New Plans Reflect Changes**

There are currently 5 dumpsters stored outside within the side loading area. All dumpsters are required to be screened from view. Please confirm if there is sufficient space within the accessory storage garage to accommodate for these dumpsters, and whether additional dumpsters will be needed for the hotel. If additional dumpsters will be needed, please confirm that there is sufficient space within the accessory storage garage to store these additional dumpsters. If there is insufficient space within this storage garage, please outline where these dumpsters will be located and how they will be screened

17 Q

A

There is sufficient space in accessory storage.

Garbage pick up will increase to daily from 3 times a week

Please provide a dimension for the drive aisle

18 Q

A

Provided

Is the drive aisle for the front drop-off area one-way?

The drive aisle width appears to be only 19'. Two-way drive aisles must be a minimum of 24' in width. Please clarify

19 Q

A

One Way

20 Q

A

Please identify any proposed ground mounted mechanical equipment (AC units, generators, transformers, etc.) on the site plans and landscape plans.

None

There are two rooms shown on the 2nd floor that have no labels.

21 Q

A

What will these rooms be used for

Office

- What are the plans for the existing stone retaining wall on the western side of the site adjacent to the private access road?
- 22 Q This retaining wall is deteriorating and in need of repair
- A Will be Repaired
- Please provide additional details on the exterior patio/courtyard area. Will food/drink service be offered on the patio? Is this area to be used as outdoor space for guests of the hotel, or is it to be used as an accessory area for the banquet functions?
- 23 Q
- A used as an accessory area for the banquet functions
- The market study explains that there are five hotels currently under construction in the northwest suburban hotel market. Where are these hotels located, how many rooms do they have, and are they economy level, mid-level, or upper-level hotels
- 24 Q
- A Nothing is under construction Currently. Study has been up dated
- The study states that “most of the surrounding facilities are considered upscale or upper-midscale and are performing well for the market (above average in both occupancy and rate)”. Please show the data for each of these hotels (ADR and occupancy) and list the hotels that have made up the “competitive set”.
- 25 Q
- A Revised in Report attached . Data for each hotel would be in violation of Rico Statue
- Page 6 of the study concludes that the property should perform at a level of 72% occupancy and an ADR of \$120 in 2016 dollars. Please update this to 2018 dollars. Page 10 of the study outlines that the annual occupancy will be “approximately 70% on average, achieving an average daily rate of \$115 in current value dollars.”.
- 26 Q
- A Revised in Report attached
- Page 9 of the market study states that the hotel will have “ample meeting” space. Based on the floor plans, there will be no meeting spaces within the hotel. Additionally, page 17 states that the hotel will have a swimming pool, which is not reflected in the plans. Please clarify and update the market study accordingly
- 27 Q
- A Revised in Report attached
- The analysis on page 8 uses 2015 data and references a Four Points at Arlington Down that is under construction and will help to boost ADR rates. This hotel is not under construction. Please update this section of the report to reference 2018 data, as well as any other sections that reference out of date data. Additionally, the report classifies this hotel as a “boutique” hotel; where does a boutique hotel fall in relation to the data is Table 2
- 28 Q
- A Revised in Report attached

Page 13 outlines that exercise facility operations will bring in revenue, similar to laundry and valet services. Please clarify how this will bring in revenue

29 Q

A

Adressed Revenue Revised In Report

30. Conclusion #5 on page 7 states that the depth of the market and current demand trends indicate a short absorption period for the additional 60 rooms with nominal initial impact on occupancy of existing properties. Please clearly state how this conclusion has been reached. Will the proposed hotel occupy a niche below or above the existing neighboring hotels that is currently underserved? Please outline this niche with specific comparisons to neighboring hotels in both ADR and occupancy rates

30 Q

A

Revised in Report attached

Please remove all references to public projects

31 Q

A

since the proposed development is a private project

Revised in Report attached

A total of 10 bicycle parking spaces are required. Please revise the location of the proposed bike racks to an area that is paved. The note calling out these bike racks must indicate that they will include a total of 10 bicycle parking spaces.

32 Q

A

Revised.

A total of 10 bicycle parking spaces are required. Please revise the location of the proposed bike racks to an area that is paved. The note calling out these bike racks must indicate that they will include a total of 10 bicycle parking spaces.

33 Q

A

Revised

An average of the data in Table 10 and 11 puts the number of parked vehicles per attendee at the banquet facility at .42 vehicles per attendee. Assuming an event has 377 attendees (max capacity), that correlates to a demand for 162 parking spaces. Accounting for the peak estimated demand at the hotel during peak demand of an evening event at the banquet facility (9:00PM), there would be demand for 205 parking spaces. The proposed 198 (including 23 valet spaces) is insufficient to accommodate for this demand.

34 Q

A

As noted in the study, as the attendance rises, the vehicle occupancy will rise which will lower the overall demand. The staff's calculation indicates that the overflow will only be 7 cars under their scenarios which easily can be accommodated on adjacent properties.

35. While the study has found that larger events have more persons per vehicle, please outline what events were surveyed by EEA in April of 2018. It appears that most events surveyed with a large amount of attendees, if not all, were weddings where there is a likelihood of families arriving together or a large bridal/groom party arriving together, which would correlate to a higher persons per vehicle ratio. These types of events appear to be the basis for the conclusion that larger events have a higher persons per vehicle ratio. However, it is unclear if this holds true for a non-wedding event, such as a fundraiser, appreciation banquet, or a celebration/gala event. Additional surveys of these types of events are necessary.

35 Q

The banquet center does not currently host these type of events and does not have any planned for in the future and historically has not had them in the past. We can provide a list of all future books with a NDA.

A



## Engineering

- 13 Q Provide calculations showing the existing and proposed impervious areas. Stormwater detention to Village standards is required for any net increase in impervious area. Utilize any surplus storage in the existing system.
- A **Listed on sheet 2 of Engineering plan.**
- 14 Q An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. A template is attached for your use. Please contact the Deputy Director of Engineering for an editable version of the OUMA.
- A **Will comply when permitted plans are submitted**
- 15 Q There are no proposed exterior utilities. If plans change and external sanitary sewer work is required, an MWRD permit would be required.
- A **Will comply when permitted plans are submitted**
- 16 Q The exhibit showing the turning path of the Fire Department's responding vehicle is acceptable
- A **acknowledged**
- 17 Q The project site is subject to Contribution Ordinance #66-111, which requires a payment for the indirect benefit of sanitary sewers at the rate of \$87.41/acre.
- A **acknowledged**
- 18 Q In the traffic report there is confusion with the diagram showing Existing Traffic Volumes. The inbound trips for the evening and weekend inbound trip values only show the existing banquet site contributing traffic. There are no trips shown being generated from the rest of the properties south of the site?
- A **During the evening peak hour traffic from the businesses to the south are employees leaving for the day (outbound). There is minimal or any inbound traffic during the evening peak-hour. They are closed on Saturday evenings except for the self-storage facility which has minimal (1-2 vehicles per hour) traffic**
- 19 Q In Title of Figure 6, indicates 'Additional' Banquet Traffic Assignment, but the values from Table 2 include both the Existing Volumes and Additional Traffic total. Wouldn't Existing Volumes be included in the Existing Traffic Volume Counts?
- A **The additional volumes included in Figure 6 is the net additional traffic beyond the existing banquet traffic volumes included in the existing traffic counts. The existing volumes were included in Table 2 for reference but not shown on Figure 6 since they are part of Figure 3.**
- 20 Q There is no discussion about the performance of the drop-off lane in front of the restaurant. What is the anticipated generation and stacking potential for this feature?
- A **The drop-off area is approximately 140 long with room for up to 7 cars stacking. There was not stacking issues observed during the parking counts The anticipated queues for peak events is 4 vehicles at a time.**
- 21 Q Table 8 identifies two hours being peak weekday periods, however the 9:00 p.m. hour has the highest number for required projected parking
- A **The peak-hours shown are The peak traffic entering The site in a one hour period which is typically at The beginning of The event. With stragglers/late arrivals, The peak parking time is usually later as noted**

22 Q Please provide a sketch of areas designated for valet double parking, as well as a description of how hotel patrons are going to circumnavigate this loading of parking lot aisles for two way traffic, accessing parking stalls, or getting out of a stall their vehicle may be trapped in.

A **Sketch has been provided. Only the northern or southernmost parking aisles will be used for valet parking. The parking aisles closer the building will be open to allow hotel guests to drive thru the parking areas. If a hotel guest is blocked in, they will use the valet service to deliver their car.**

23 Q Although the packet indicates that there is a site photometric lighting diagram, there is no such plan, or attached catalog cut sheets showing this information. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

A **All fixtures are existing, engineering has been revised to reflect that.**

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