



**Village of Arlington Heights
Building & Life Safety Department**

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 519 W Algonquin Rd. – Land Use Variation – European Crystal Hotel
PC#: 18-013 – Round 2
Date: May 14, 2018
Sam...

I have no additional comments at this time.

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JUN 20 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL
Department of Building & Life Safety

Fire Safety Division

Date: 6/15/2018

P.C. Number: 18-012 Round 2

Project Name: European Crystal Hotel

Project Location: 519 W. Algonquin Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

Drawings submitted do not show compliance with the following items.

1. Fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved route* around the exterior of the building or facility.
2. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.
3. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus.
4. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
5. **Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height.**
6. **At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to the side of the building.**
7. Fire command center is not shown on the first floor plan. All buildings classified as high-rise buildings by the International Building Code, a fire command center for fire department operations shall be provided.
 - a. The location and accessibility of the fire command center shall be approved by the fire chief.
 - b. The fire command center shall be separated from the remainder of the building by not less than a 1 hour fire barrier constructed in accordance with Section 707 of the International Building Code or horizontal assembly.
 - c. The fire command center shall be a minimum of 200 square feet in area with a minimum dimension of 10 feet.
 - d. A layout of the fire command center and all features required by this section to be contained therein shall be submitted for approval prior to installation.
 - e. The fire command center shall comply with NFPA 72 and shall contain the following features:
 - i. The emergency voice/alarm communication system control unit.
 - ii. The fire department communications system.


- iii. Fire detection and alarm system annunciator.
- iv. Annunciator unit visually indicating the location of the elevators and whether they are operational.
- v. Status indicators and controls for air distribution systems.
- vi. The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
- vii. Controls for unlocking stairway doors simultaneously.
- viii. Sprinkler valve and water-flow detector display panels.
- ix. Emergency and standby power status indicators.
 - x. A telephone for fire department use with controlled access to the public telephone system.
- xi. Fire pump status indicators.
- xii. Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighting equipment and fire department access, and the location of fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions.
- xiii. Work table.
- xiv. Generator supervision devices, manual start and transfer features.
 - xv. Public address system, where specifically required by other sections of this code.
- xvi. Elevator fire recall switch in accordance with ASME A17.1.
- xvii. Elevator emergency or standby power selector switches, where emergency or standby power is provided.

Date 06-15-18

Reviewed By: 
Fire Safety Supervisor

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JUN 18 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: June 22, 2018
Subject: 519 W Algonquin Road, P.C. #18-013 Round 2

Regarding the proposed Land Use Variation, PW has the following comments:

1. Comments from owner acknowledge that owner will abandon the existing water service after the new fire and domestic service is installed.

VAHPW has no further comments at this time.

If you have any questions, please feel free to contact me.

CC: Scott T. Shirley, Director of Public Works

RECEIVED
JUN 25 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #18-013
European Crystal Hotel
519 W. Algonquin Rd.
LUV for a Hotel
Round 2

24. The petitioner has not acknowledged comment #11:

The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

25. The petitioner has not acknowledged comment #12:

Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

26. The response made by the petitioner to comment #13 is not acceptable. Impervious area calculations have been provided by the petitioner showing an increase in impervious area of 1,326 sq ft (0.03 acres), however; detention calculations were not provided. Stormwater detention calculations should be provided showing the detention required for the proposed conditions meets Village standards. Is there surplus in the existing system that can accommodate this small increase in required volume? Provide this information.

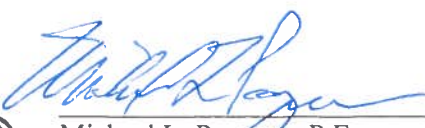
27. The petitioner has acknowledged comments #14 & 15 and will comply when permitted plans are submitted.

28. The petitioner has acknowledged comments #16 & 17.

Traffic:

29. The response by the petitioner to comments #19-23 are acceptable.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Michael L. Pagonis, P.E.
Interim Director of Engineering

6/22/18
Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date _____ Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

European Crystal Hotel
519 W. Algonquin Rd.
PC#18-012

Round 2 Review Comments

06/25/2018

Round 1 response to our suggestions stated the property/management would address any issues that arose when the building is operational – this is not sufficient. It is not good practice to address issues when they become a problem. We would like to see responses that address the issues we mentioned and responses that have some planning before we can review any additional plans.

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas, entrances/exits and parking lot. Special attention should be given to illuminating the parking garage, areas around the building- to include entries/exits. These areas should be illuminated specifically during hours of darkness for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing vehicle burglaries, theft, trespassing, vandalism, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location. Pace across the street has a nightly traffic detail from 1630-1730hours, to assist their employees in exiting their business' parking lot.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development will create an increase in traffic volume. Algonquin Road is a very busy thoroughfare. The entrance/exit may need to be redesigned or configured to restrict egress- i.e. left turns.

6. General comments:

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an

agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

- The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

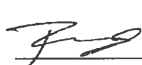
-Consider installing a video surveillance system of entrance/exits, lobby, parking lot, exterior areas, etc.

-Once construction is complete, provide AHPD with floor maps including room numbers so officers can familiarize themselves with building layout for emergency response

-Signage regulating unwanted conduct is recommended throughout the development with special attention given to common areas and parking areas.

- Strict hotel guest policies are recommended by the AHPD and are as follows:

- No room rental to guests under 21
- Credit cards only accepted for room rental
- Guests must provide valid identification
- Guests must provide concierge with vehicle and additional guests' information
- Maintain in house database of problematic or banned guests for future reference

 #212

Brandi Romag, Crime Prevention Officer
Community Services Bureau



Planning & Community Development Dept. Review

June 25, 2018

REVIEW ROUND 2

Project: Ivy Hotel – James Cazares
519 W. Algonquin Road

Case Number: PC 18-013

36. The response to comments # 13, #17, #20, #22-#25, #27-#29, and #31-#34 are acceptable.
37. No response to comment #7 was provided. Please note that based on the revised plans, the following zoning actions are required:
- Land Use Variation to allow a hotel within the M-2 District.
 - Chapter 28, Section 10.2-8, to reduce the required width of a two-way drive aisle from 24 feet to 22.6 feet in width.
38. The response to comment #8 is noted. Please note that a revised project narrative was not provided. Therefore, the one sentence project narrative that was submitted with the original application is what will be transmitted to the Plan Commission. Additionally, no information was provided on green features/sustainable design. Finally, please provide accurate figures of peak employee count during large functions at the banquet facility. Previous correspondence indicated peak employee count of 15-20 employees. Is this accurate?
39. The response to comment #9 is noted. Please note that a condition of approval will be recommended that will require the removal of the three storage lockers to make the three parking spaces that they currently occupy available for parking.
40. The response to comment #10 is acceptable. Based on the information provided, staff will consider this space as an auxiliary function of the hotel, which will eliminate the code required parking for this space. Please note that if the size, scope, or use of this space changes beyond what has been previously described and discussed, additional parking may be required, which may trigger the need for a variation.
41. The response to comment #11 is noted. Based on the description provided, this space will function for the individual business office needs of the guests. Please note that if this space is used as a conference/meeting room for businesses, additional parking will be required, which may trigger the need for a variation.
42. The response to comment #12 is acceptable. Please continue to provide revision dates on any future resubmissions.
43. The response to comment #14 is unacceptable. Bicycle parking spaces cannot be located on grass areas and must be on areas improved with concrete or asphalt. This must be addressed on any future plans submitted. Additional paved areas must be accounted within the overall impervious surface calculations and detention calculations.
44. The response to comment #15 is unacceptable. The required measurements were not shown on the revised plans. Please outline how far away the proposed building addition will be from the north, west, and eastern property lines **at its closest point to each of these property lines.**
45. The response to comment #16 is unacceptable. While the table on the architectural site plan was changed to show that the building height would be 94' tall, the elevations still show this measurement as being to the height of the parapet walls. Per the previous comment, building height is measure to the top of the roof membrane (for flat

roofs) and parapet walls are **not** included in the overall building height measurement (for zoning purposes). Please provide an accurate building height as measured to the top of the roof membrane of the 9th floor of the building, **exclusive** of parapet walls.

46. The response to comment #18 is noted. Please note that a variation is required for the proposed driveway width at 22.6' since code requires all driveway widths to be 24' wide where two-way travel is proposed.
47. The response to comment #19 is noted. One-way signage will be required outlining the one-way orientation of this area.
48. The response to comment #21 is acceptable. Please note that due to the removal of two required parking spaces based on the proposed use of the coffee room (see comment #40), these two rooms may be used as hotel rooms, bringing the total number of proposed hotel rooms to 62 without the need for a variation.
49. The response to comment #26 is noted. Please note that page 9 of the study lists the ADR as \$120, however, page 14 lists the ADR as \$130. Please clarify the proposed ADR. Additionally, there is a sentence on page 9 that ends without making a conclusion (the sentence about suburban hotels being built in waves). Please clarify the point that is being made there.
50. The response to comment #30 is noted. Please clearly put into writing the aspects of the hotel that will make it a 4.5 star "boutique" hotel.
51. The response to comment #34 is noted. Staff continues to note that while during the times the hotel was surveyed it appeared that the ratio of attendees per vehicle increased during larger events, the data provided still indicates that a parking shortage will exist during peak times. The success of parking will be a function of the subject property being able to continually provide overflow parking options.
52. The response to #35 is noted. In order to minimize parking overflow to neighboring properties, careful planning must be exercised when booking events and hotel rooms during peak occupancies to ensure that parking overflow will be managed.
53. Please note that the landscape plans must be revised and resubmitted prior to any Village Board consideration of this project. The current landscape plan is unacceptable and does not show existing conditions (i.e. existing plantings). Furthermore, the landscape comments were not adequately addressed. Please see the following review comments.

Prepared by:



European Crystal Hotel
519 W. Algonquin Road
PC #18-013
June 21, 2018

Landscape Comments

- 1) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b).
Please provide a 4 inch caliper shade tree at the end of the parking row along the east property line near the main entrance.
- 2) Provide a screen for the loading/trash area. It is recommended that the screen wall be extended to the south or a 6 foot high evergreen screen be provided in order to screen the dumpsters/loading area.
Provide a screen for the loading/trash area.
- 3) **It is recommended that additional landscaping be provided in the northwest corner near Algonquin and the private drive. The landscaping should consist of a mix of perennials.**
- 4) Consider specialty paving near the main hotel entrance/covered entry.
Please show the decorative paving on the landscape plan.
- 5) **It is recommended that landscaping be provided between the patio and the private drive. Incorporate shrubs along the private drive.**
- 6) **Provide landscaping on the east elevation adjacent to the building.**
- 7) **Provide three foot high shrubs adjacent to the three parking spaces on the west elevation between the parking and the private drive.**
- 8) **Incorporate site furnishings for the site that match the overall architectural style of the proposed building.**
- 9) **If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.**
- 10) **The landscape plan does not reflect the existing landscaping on the site. Please revise to show existing and proposed landscaping.**
- 11) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.