



# Memorandum

**To:** Charles Witherington-Perkins, Director of Planning & Community Development

**CC:** Randy Recklaus, Village Manager

**From:** Sam Hubbard, Development Planner

**Date:** 8/2/2018

**Re:** PC #18-013: European Crystal Hotel, 519 W. Algonquin Rd.

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## **Project Update:**

The Plan Commission held a public hearing relative to application PC 18-013 on July 11, 2018, and voted 6-0 in favor of a recommendation of approval, subject to several conditions. Two of the approval conditions outlined items that needed to be addressed prior to appearing before the Village Board for final approval. These items were:

- Provide revised landscape plans that address the concerns raised by the Planning and Community Development Department in their review letter dated June 21st, 2018.
- Provide revised plans that address the fire lane concerns identified by the Building Department, which may include revisions to the drive aisles, parking spaces, and landscaping.

Both items have been provided by the petitioner and are attached to this memo. Relative to the landscape plan, staff has reviewed the plan and verified that the outstanding landscape issues have been addressed.

Relative to the fire lane, the petitioner has provided a revised plan showing a modified site layout to address the fire lane issues raised by the Building and Fire Department's. This plan has been reviewed by these departments and they have verified that their concerns regarding the fire lane on the north side of the building have been adequately addressed. However, the modified site layout causes the loss of four parking spaces, reducing the total on-site parking from 175 space to 171 spaces. Therefore, the following variation is needed:

- Variation to Chapter 28, Section 10.4, to reduce the required on-site parking (four space deficit) from 175 spaces to 171 spaces.

Staff believes that the proposed four-space parking deficit is acceptable given the off-site parking agreements that are in place for overflow parking, as well as the additional conditions of approval that are recommended by staff and the Plan Commission.

**Rooftop Lounge:**

The petitioner has also discussed with staff a possible future amendment to the plans that would add a rooftop lounge to the 9<sup>th</sup> floor of the building. This area would be proposed at some point in the future, either prior to building permit issuance, after building permit issuance but prior to completion of construction, or after the building is completed and open for business.

The current plans recommended by the Plan Commission show this proposed rooftop area to be constructed as one large room that would be used for storage. The petitioner is planning on incorporating utilities (plumbing, electric, etc.) within the storage area that would enable the future construction of the lounge to be “roughed-in” but not finalized and built out. The storage space would exist as a “vanilla box” until such time as approval is granted to allow full buildout of the lounge.

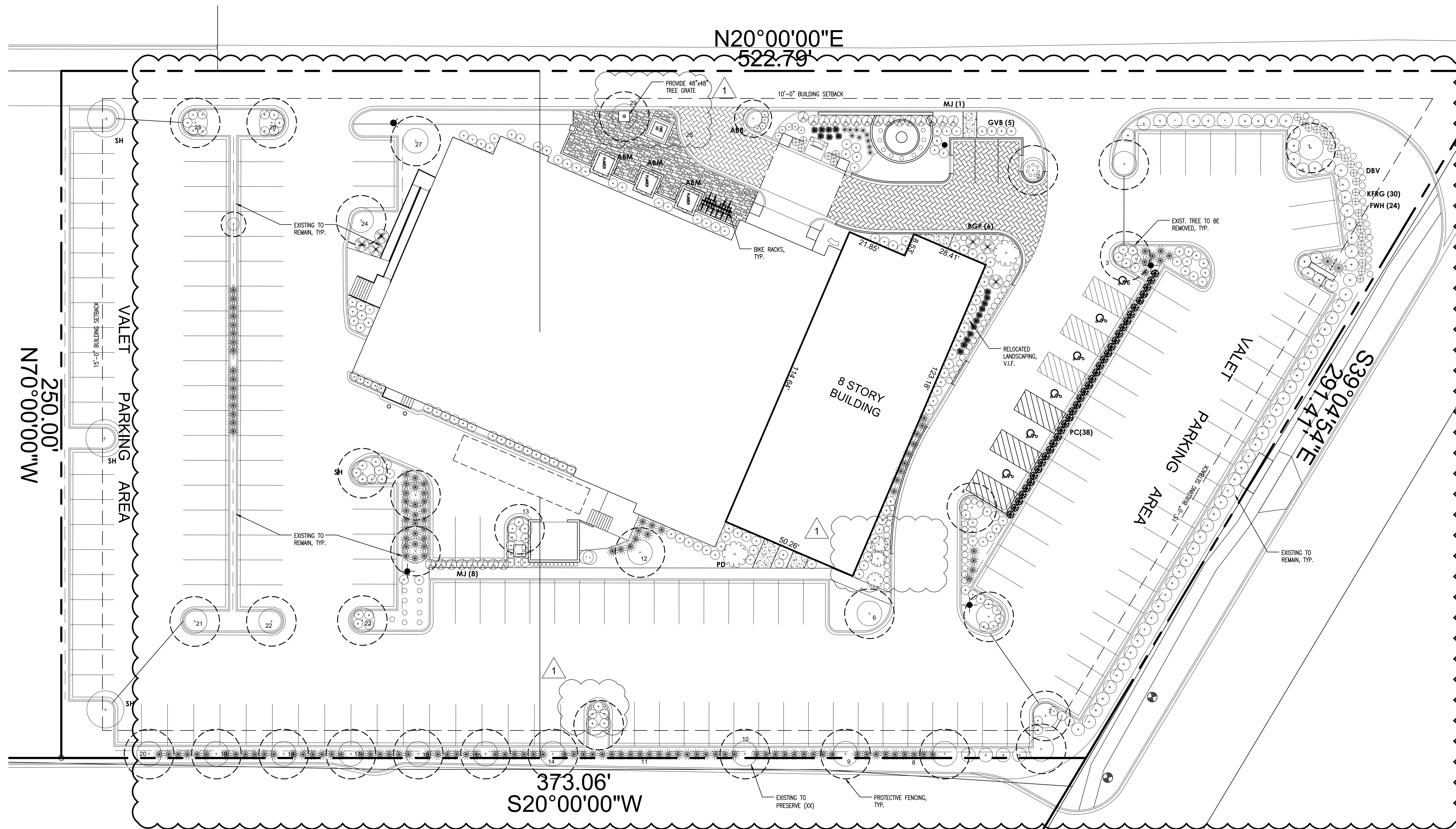
After the Plan Commission hearing, the petitioner discussed with staff the conceptual details of this rooftop area. The petitioner envisions an approximately 4,000 square foot rooftop lounge that would incorporate both an indoor and outdoor component. The indoor area would be approximately 1,500 square feet and the outdoor rooftop area would be approximately 2,500 square feet. This lounge would be open to only hotel guests during the morning for breakfast service and then would open to the public during the evening where it would operate as a lounge/bar. Per building code regulations, occupancy of the rooftop lounge could accommodate a total of approximately 260 persons (indoor and outdoor). Under our current liquor code, the space could qualify for a liquor license if the facility had a kitchen and food were served and other normal requirements were met.

Construction of the lounge would change the required parking for the site and result in a larger deficit than currently proposed. Therefore, a parking variation would be needed in order to grant zoning entitlements for this element. Based on preliminary estimates, approximately 78 parking spaces would be required for the rooftop lounge, resulting in an overall site deficit of 82 spaces.

If the petitioner wishes to pursue this concept at a future date, a detailed parking analysis of anticipated peak parking demand, as well as a survey of on-site and off-site parking supply and availability, would need to be presented and reviewed by both staff and the Plan Commission.

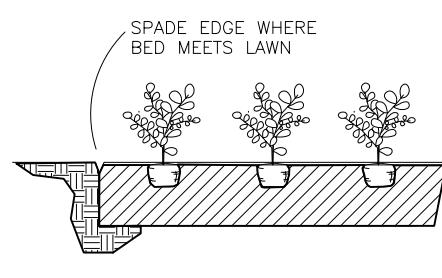
# EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD  
ARLINGTON HEIGHTS, IL 60007

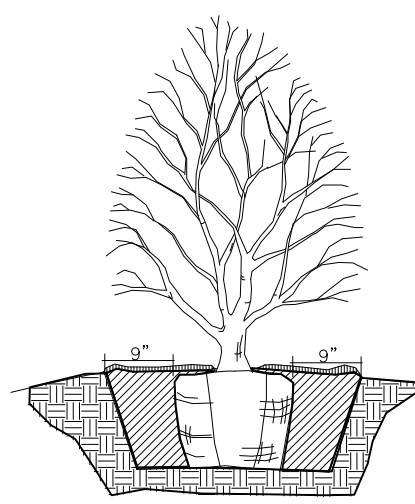


## 1 LANDSCAPE PLAN

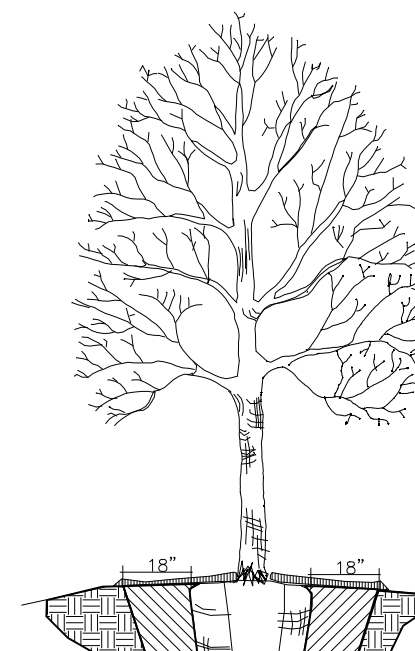
SCALE: 1" = 20'-0" REVISED JULY 9, 2018



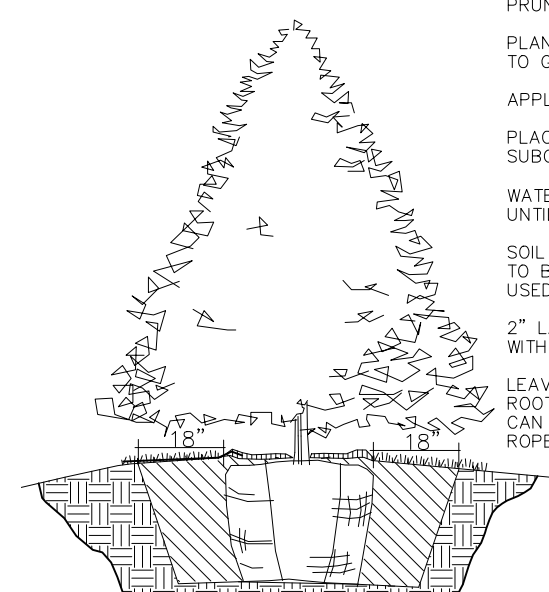
6" LAYER OF PREPARED/AMENDED PLANTING SOIL MIX (SEE SPEC)  
PLANTING SOIL MIX LAYER WILL BE HEAVILY ROTOTILLED  
GROUND COVER ON 12" CENTERS  
PLANT GROUND COVER POTS AND TAMP DOWN SOIL AROUND POT SO POT DOES NOT HEAVE IN FROST.  
WATER IN BEFORE APPLYING MULCH.  
1-1/2" FINELY SHREDDED BARK MULCH DO NOT COVER FOLIAGE WITH MULCH.



ORNAMENTAL/CLUMP TREE - PLANTING DETAIL



DECIDUOUS TREE - PLANTING DETAIL



EVERGREEN TREE - PLANTING DETAIL

REMOVE ENOUGH WHOLE BRANCHES NOT JUST END TIPS TO REDUCE CROWN BY 1/5 TO 1/4.  
REMOVE "Y" CROTCHES, STUBS, DOUBLE LEADERS AND OVERLAPPING / RUBBING BRANCHES  
PRUNE PLANTS AFTER PLANTING PLANTS TO BEAR SAME RELATIONSHIP TO GRADE AS IN NURSERY  
WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED  
SOIL REMOVED FROM PLANT PIT IS TO BE AMENDED (SEE SPECS) AND USED AS BACKFILL  
2" LAYER OF SHREDDED BARK MULCH WITH RAISED SAUCERLIP  
LEAVE BURLAP ON BALL FOR INCREASED ROOT STABILITY.  
NON BIODEGRADABLE ROPE SHOULD BE REMOVED

REMOVE ENOUGH WHOLE BRANCHES NOT JUST END TIPS TO REDUCE CROWN BY 1/5 TO 1/4.  
REMOVE "Y" CROTCHES, STUBS, DOUBLE LEADERS AND OVERLAPPING / RUBBING BRANCHES  
PRUNE PLANTS AFTER PLANTING PLANTS TO BEAR SAME RELATIONSHIP TO GRADE AS IN NURSERY  
WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED.  
WRAP TRUNK TO SECOND BRANCHES  
SOIL REMOVED FROM PLANT PIT IS TO BE AMENDED (SEE SPECS) AND USED AS BACKFILL.  
2" LAYER OF SHREDDED BARK MULCH WITH RAISED SAUCERLIP  
LEAVE BURLAP ON BALL FOR INCREASED ROOT STABILITY. NO WIRE BASKETS CAN BE USED. NON BIODEGRADABLE ROPE SHOULD BE REMOVED.

PRUNE OUT ANY DEAD OR BROKEN BRANCHES  
PLANT SHOULD BEAR SAME RELATIONSHIP TO GRADE AS IN NURSERY  
APPLY ANTI-DESICCANT IN LATE FALL.  
PLACE BALL ON COMPACTED EXISTING SUBGRADE.  
WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED.  
SOIL REMOVED FROM PLANT PIT IS TO BE AMENDED (SEE SPECS) AND USED AS BACKFILL  
2" LAYER OF SHREDDED BARK MULCH WITH RAISED SAUCERLIP  
LEAVE BURLAP ON BALL FOR INCREASED ROOT STABILITY. NO WIRE BASKETS CAN BE USED. NON BIODEGRADABLE ROPE SHOULD BE REMOVED

LANDSCAPE SCHEDULE				
TREES				
Code Name	Qty.	Common Name	Scientific Name	Size
ABM	3	AUTUMN BLAZE MAPLE	Acer x. freemani "Jeffersred"	2.5" cal.
ABB	4	AUTUMN BRILLIANCE SERVICE BERRY	Amelanchier grandiflora "Autumn Brilliance"	5' ht.
PD	1	PAGODA DOGWOOD	Cornus alternifolia	5'-#25
MUG	2	MAGYAR UPRIGHT GINKGO	Ginkgo biloba "Magyar"	2.5" cal.
SH	4	SKYLINE HONEYLOCUST	Gleditsia traincanthos "Skycolor"	4.0" cal.
SHRUBS				
BRC	5	BRIGHT RED CHOKEBERRY	Aronia arbutifolia "Brilliantissim"	#05
GVB	6	GREEN VEVLET BOXWOOD	Buxus microphilla x. B.sempervirens "Green Velvet"	24"-#5
GVB	27	GREEN VEVLET BOXWOOD	Buxus microphilla x. B.sempervirens "Green Velvet"	24"-#10
GMB	4	GREEN MOUNTAIN BOXWOOD	Buxus microphilla x. B.sempervirens "Green Velvet"	30"-#10
PC	39	PEKING COTONEASTER	Cotoneaster acutifolia	#05
DBB	8	DWARF BURNING BUSH	Eunoymus alatus "Compact"	30"
TH	3	TARDIVA HYDRANGEA	Hydrangea paniculata "Tardiva"	1.0" STD
VSH	9	VANILLA STRAWBERRY HYDRANGEA	Hydrangea paniculata "Vanilla Strawberry"	#05
MJ	19	MOUNTBATTEN JUNIPER	Juniperus chinensis "Mountbatten"	6.0'
GS	44	GR0-LOW SUMAC	Rhus aromatica "Gr0-Low"	#03
KR	10	KNOCK OUT ROSE	rosa x. "Radrazz 2000"	#03
GFS	12	GOLD FLAME SPIREA	Spiraea x. bumalda "Gold Flame"	#03
DJY	5	DENSE ANGL0 JAPANESE YEW	Taxus media "Densiformis"	24"
BMV	5	BLUE MUFFIN VIBURNUM	Viburnum dentatum "Christom"	#05
AJV	1	AUTUMN JAZZ VIBURNUM	Viburnum dentatum "Ralph Senior"	#05
ORNAMENTAL GRASSES				
KFRG	107	K FORESTER REED GRASS	Calamagrostis acutiflora "Karl Foerster"	#01
MG	23	MAIDEN GRASS	Miscanthus sinensis "Gracillimus"	#01
FG	47	FOUNTAIN GRASS	Pennisetum alopecuroides	#01
PERENNIALS AND ANNUALS				
KFRG	30	HAPPY RETURNS DAILY	Hemerocallis x. "Happy Returns"	#01
FWH	24	FRANCES WILLIAMS HOSTA	Hosta sieboldiana "Frances Williams"	#01
BGP	8	BRIGHT EYES GARDEN PHLOX	Phlox subulata	#01
EFS	34	EAST FRIESLAND SALVIA	Salvia nemerosa "Ostfriesland"	#01
DBV	103 SF	DARTS BLUE VINCA	Vinca minor "Dart's Blue"	#01

Enrique Castel Architect

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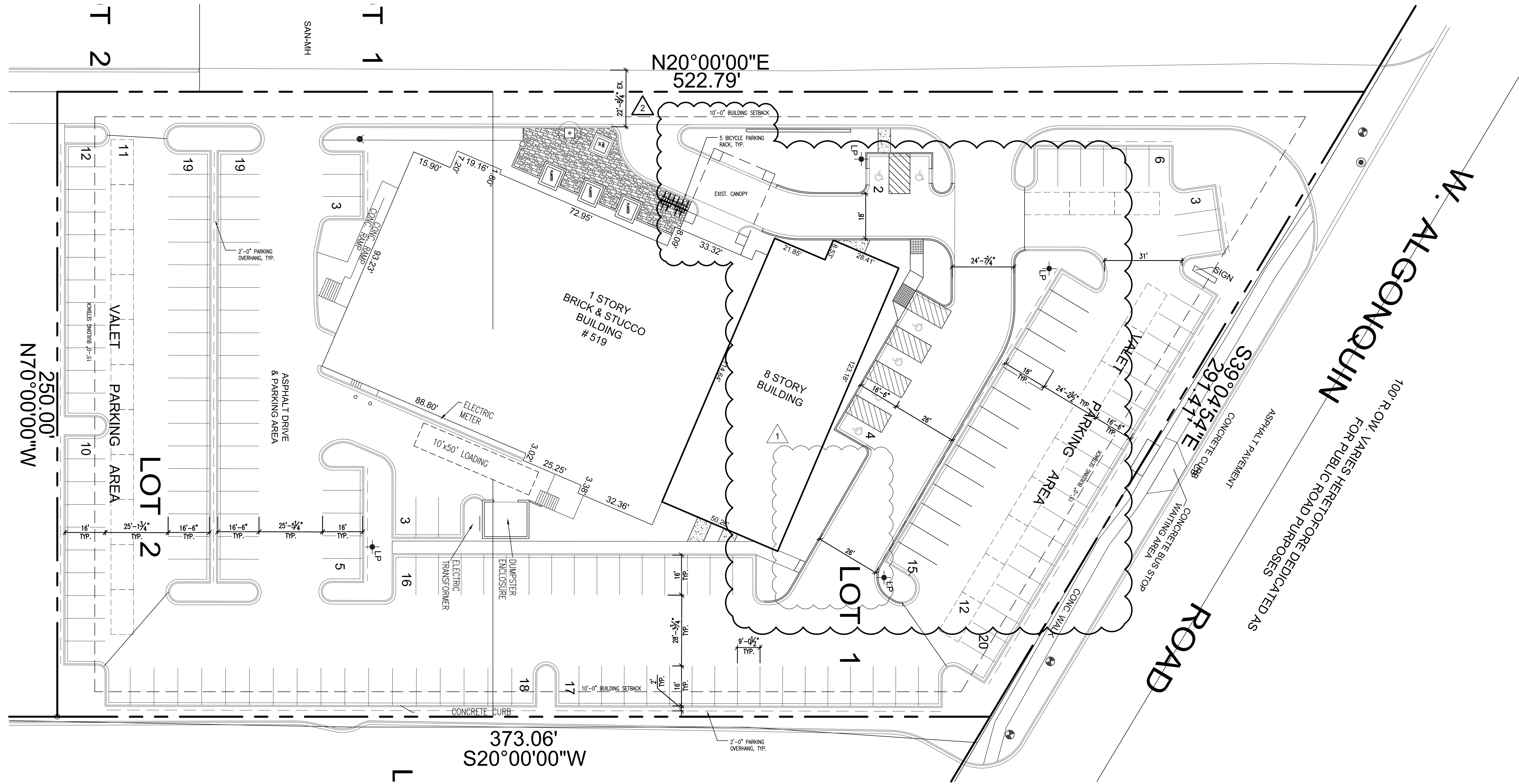
LOT AREAS	
MIN LOT SIZE:	N/A
EX. LOT SIZE:	±111,981 SF (2.57A)

BUILDING AREAS	
EXISTING	
BANQUET HALL	20,404
PROPOSED	
DEMOLITION	-5,722
TOTAL REMAINING (NET)	14,682
HOTEL ADDITION	47,023
TOTAL	61,705

ZONING ANALYSIS	
MIN. LOT WIDTH:	N/A
REQUIRED YARDS:	
FRONT & REAR:	15 FEET
SIDE:	10 FEET
MAX. F.A.R.:	(279,953) 250%
PROPOSED FAR:	(61,705) 55.1%
MAX. BLDG COVERAGE:	N/A
PROPOSED BLDG. COVERAGE:	21,009 SF (±18.8%)
MAX. BLDG. HT:	N/A
PROPOSED BLDG. HT.:	94'-0"

REQUIRED PARKING	
BANQUET (30% OF OCCUPANCY)	
5,654 / 15 = 377 OCCUPANTS	
377 * 0.30 = 113 CARS	
HOTEL (1 PER LODGING AR)	60 CARS
PROPOSED HOTEL ROOMS	60
TOTAL REQUIRED (INCL HC)	175
TOTAL HC REQUIRED	6
EXISTING PARKING (INCL. 6 HC STALLS)	175
PROPOSED TOTAL PARKING	198
175 (INCL. 6 HC STALLS)	
23 (VALET STALLS)	
BUSINESS AREA & EXERCISE ROOM WILL ONLY BE ACCESSIBLE BY HOTEL GUESTS VIA KEYCARD	



**1 PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"  
JULY 5, 2018

