



# 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#:** 18-021 – Round 2  
**Date:** December 17, 2018

**General Comments:**

The information provided is conceptual only and subject to a formal plan review.

Sam –

I have no objection to the proposed request with the following comments:

1. The roof covering classification shall be Class B per 2009 IBC Table 1505.1 based on the construction type of IB.
2. The floor / ceiling assemblies of the fire pump room shall have a minimum fire rating of 2 hours per 2009 IBC 508.2.5.1, and Section 707 and Section 712.

**RECEIVED**  
DEC 17 2018  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT



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

**Fire Safety Division**

Date: 12/19/2018

P.C. Number: 18-021 Round 2

Project Name: European Crystal LUV Amendment

Project Location: 519 W. Algonquin Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

**General Comments:**

The information provided is conceptual only and subject to a formal plan review. Previous comments provided will not be repeated in this response. Several comments were not addressed in the response. For clarification purposes the additional information is offered.

1. Location of the Fire Department Connection shall be located as near to the main entrance as possible with a fire hydrant at least 100 feet from the FDC. The FDC should be located on the southern side (where the brick pavers have been removed for concrete).
2. New buildings four or more stories except those with a roof slope greater than four units vertical in 12 units horizontal, shall be provided with a stairway to the roof.
3. High-rise buildings require a fire command center for fire department operations and shall be provided and shall comply with the following:
  - 1) The location and accessibility of the fire command center shall be approved by the fire chief.
  - 2) The fire command center shall be separated from the remainder of the building by not less than a 1 hour fire barrier
  - 3) The fire command center shall be a minimum of 200 square feet in area with a minimum dimension of 10 feet.
  - 4) A layout of the fire command center and all features shall be submitted for approval prior to installation.
  - 5) The fire command center shall comply with NFPA 72 and shall contain the following features:
    - a. The emergency voice/alarm communication system control unit.
    - c. The fire department communications system.
    - d. Fire detection and alarm system annunciator.
    - e. Annunciator unit visually indicating the location of the elevators and whether they are operational.
    - f. Status indicators and controls for air distribution systems.
    - g. The fire-fighter's control panel required for smoke control systems installed in the building.
    - h. Controls for unlocking stairway doors simultaneously.
    - i. Sprinkler valve and water-flow detector display panels.
    - J. Emergency and standby power status indicators.
    - k. A telephone for fire department use with controlled access to the public telephone system.

- l. Fire pump status indicators.
  - m. 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.
  - n. Work table.
  - o. Generator supervision devices, manual start and transfer features.
  - p. Public address system, where specifically required
  - q. Elevator fire recall switch in accordance with ASME A17.1.
  - r. Elevator emergency or standby power selector switch (es), where emergency or standby power is provided.
4. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings.
  5. Buildings with a floor used for human occupancy located more than 75 feet above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection system, a fire department communication system and an emergency voice/alarm communication system.
  6. Sprinkler risers shall be placed in stair enclosures which are remotely located.
  7. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate. Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.
  8. A two-way fire department communication system shall be provided for fire department use.
  9. An emergency power system complying with the Fire Code and NFPA 70 shall be provided for emergency power loads as specified in Section 604 of the IFC.

Date 12-19-18

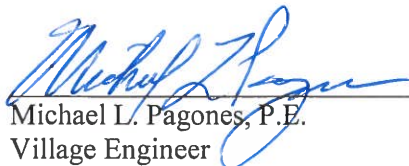
Reviewed By:   
Fire Safety Supervisor

**PLAN COMMISSION PC #18-021**  
**European Crystal LUV Amendment**  
**519 W Algonquin Rd**  
**Amendment to Land Use Variation for Hotel, Parking Variation**  
**Round 2**

24. The petitioner did not provide a written response or acknowledgement for Round 1 Comments #11, 12, 14, 15 and 16. Please provide a written response to these Round 1 Comments.
25. The petitioner's response to Comment #13 is unacceptable. The Grading and Erosion Control Plan references that no additional detention is required, however; drainage calculations were not provided to verify that there is sufficient surplus storage in the existing detention system. The petitioner must provide the drainage calculations for the increase in impervious area.
26. The petitioner's response to Comment #17 is not acceptable. Show the limits of the new pavement. The Utility and Site Plan references the proposed bituminous pavement for the fire lane (new), and a proposed fire lane on the existing pavement with no defined limits of where the new pavement will match the existing pavement in the parking lot. The Grading and Erosion Control Plan also references a "2" cold mill and overlay within the existing parking lot".
27. The petitioner's response to Comments #18 and 19 is acceptable.

TRAFFIC

28. The petitioner's response to Comments #20, 21 and 23 are acceptable.
29. The petitioner's response to Comment #22 is noted. Per discussions with the Planning Department, our concerns will be addressed by the recommended ordinance limiting the use of the rooftop amenity. The petitioner shall acknowledge that they are accepting this understanding.

  
Michael L. Pagones, P.E.      12/19/18  
Village Engineer                      Date



# Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-021

Project Name European Crystal LUV Amendment

Project Location 519 W. Algonquin Road

Planning Department Contact Sam Hubbard

## General Comments

### Round 2:

1. The Fire Department connection is to be located at the main front entrance and within 100' of a fire hydrant capable of delivering the required flow. The Fire Department connection and hydrant are to be fully visible and accessible. The drawings show the FD connection in a different location.
2. A fully operational annunciator panel or alarm panel is to be located at the main front entrance. Your comments state "near" the front entrance. Could we please get clarification of the location.
6. Aerial Fire Apparatus access roads for buildings or portions of buildings exceeding 30 feet in height above the lowest level of fire department vehicle access shall have a minimum unobstructed width of 26 feet exclusive of shoulders and be located a minimum of 15 feet and a maximum of 30 feet from the building. This area should be free of obstructions that would limit the use of an Aerial Fire Apparatus. Your drawing show a decrease in fire lanes.

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

Date December 17, 2018 Reviewed By: LT. Mark Aleckson

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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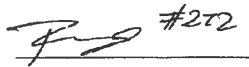
### DEPARTMENT PLAN REVIEW SUMMARY

**European Crystal Hotel**  
**519 W. Algonquin Rd.**  
**PC#18-021**

#### Round 2 Review Comments

**12/19/2018**

- 1. Character of use:**  
Nothing Further.
- 2. Are lighting requirements adequate?**  
Nothing Further.
- 3. Present traffic problems?**  
Nothing Further.
- 4. Traffic accidents at particular location?**  
Nothing Further.
- 5. Traffic problems that may be created by the development.**  
Nothing Further.
- 6. General comments:**  
Nothing Further.

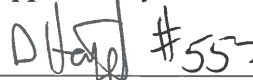
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Brandi Romag, Crime Prevention Officer  
Community Services Bureau

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Approved by:

 #557

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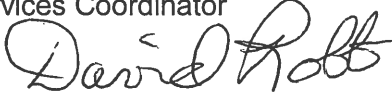
Supervisor's Signature

Plan Review

Address: European Crystal Land Use Variation Amendment  
For a Hotel, Parking Variation  
519 W. Algonquin Road  
P.C. #18-021

Round 2

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator  
(847) 368-5793 

Date: December 19, 2018

Re: Illinois Accessibility Code (IAC) Effective October 23, 2018.  
(Pdf available upon request).

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Comments regarding Petitioner's Responses to Health Dept.:

1. Disability Services has noted: Petitioner response to Health Dept., Round 1 Comments, stating: "Will Comply with Permit Submittal" items 1-3 on civil drawings – accessible route will be noted."
2. Disability Services has noted: Petitioner's response to Health Dept., Round 1 comments; "Items 4-8 with communication and mobility issues will be reflected on the permit drawings throughout the building.

Sheets A2, A3, and A4:

3. Double leaf doors are not permitted unless at least one leaf complies with IAC Section 404.2.2-Double Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4, requiring a minimum clear width of 32-inches in accordance with Figure 404.2.3(a) hinged door Clear Width of Doorways. This applies to all doors in the facility.
4. Note: IAC Section 806 Transient Lodging Guest Rooms, references other sections of the IAC that apply.



# Planning & Community Development Dept. Review

December 20, 2018

## REVIEW ROUND 1

Project: European Crystal Hotel LUV Amendment – James Cazares  
519 W. Algonquin Road

Case Number: PC 18-021

### **General Comments:**

30. The response to comments #8 - #10, #12 - #15, #19, #20, and #22 - #29 are acceptable.
31. Based on the updated drawings and further information provided, the Plan Commission must review and approve the following actions:
- Amendment to Ordinance #18-028 to allow for modifications to the previously approved hotel.
  - Variation to Chapter 28, Section 11.2-8, to reduce the required number of parking spaces from 249 spaces to 172 spaces.
  - Variation to Chapter 28, Section 10.2-8, to reduce the required drive aisle width from 24 feet to 22 feet for the northernmost drive aisle.

### **Architectural/Engineering/Landscaping:**

32. The response to comment #11 is noted. However, based on conversations with the Building Department, the proposed 6<sup>th</sup> floor is considered a habitable floor and therefore the height of the building exceeds 60 feet. Consequently, the building is considered a high-rise. Given this change, what changes to the floor plans will be needed and will the number of proposed rooms be altered? Please outline any changes that will be necessary to comply with the high-rise regulations.
33. The response to comment #16 is noted. Based on a count of the number of parking spaces shown on engineering Sheet 3, 172 parking spaces are proposed. Please note that a parking row of three spaces in the northwest corner of the site has a label indicating that it provides only two parking spaces. Furthermore, sheet 3 has note indicating that the total number of parking spaces provided is 171 spaces. These items must be revised on the permit submittal.
34. The response to comment #17 is unacceptable. No dimensions were added to the site plan. Any permit submittal must include the proposed setbacks of the hotel building to the north, east, and west property lines.
35. The response to comment #18 is noted. Please note that a condition of approval restricting future use of the first floor office and business room as meeting rooms/conference space will likely be recommended.
36. The response to comment #21 is unacceptable. 15 bike parking spaces will be required.
37. No changes were made to the landscape plan to reflect the comments from the Round 1 Landscape Review. A condition of approval will be recommended to require revisions to the landscape plans to comply with code requirements.
38. Please clarify how access to the 6<sup>th</sup> floor lounge will be restricted to just hotel guest and banquet hall patrons. I.e. what would stop a member of the public from accessing the space either to purchase drinks or as a lounge with friends?



European Crystal Hotel  
519 W. Algonquin Road  
PC #18-021  
December 19, 2018

**Landscape Comments**

- 1) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). As part of the permit plans, please provide a 4 inch caliper shade tree at the end of the parking row at the northwest corner of the building. Also, provide a 4" caliper tree south of the main entrance at the end of the proposed parking row that is adjacent to the building. In addition, provide a 4" caliper shade tree south of the parking row within the island west of the main entrance.