

**AN ORDINANCE AMENDING LAND USE VARIATION
ORDINANCE NUMBER 18-028 AND GRANTING VARIATIONS
FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on August 20, 2018, the President and Board of Trustees of the Village of Arlington Heights approved Ordinance Number 18-028, granting a land use variation for a hotel; and

WHEREAS, pursuant to notice, on January 9, 2019, the Plan Commission, in Petition Number 18-021, conducted a public hearing on a request for an amendment to Ordinance Number 18-028 to allow modifications to the previously approved hotel development plan; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, is in the best interests of the Village,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That Ordinance Number 18-028, granting a land use variation to allow a hotel in an M-2 Limited Heavy Manufacturing District, is hereby amended to allow modifications to the previously approved hotel development plan, for the property legally described as:

Lot 1 and Lot 2 in Donald Larson's Resubdivision of part of Lot 7 in the Resubdivision of Joseph A. Barne's Farm in Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on September 22, 1967 as Document LR 2349338 in Cook County, Illinois.

PIN 08-16-103-008, -009

commonly described as 519 W Algonquin Rd, Arlington Heights, Illinois, in compliance with the following plans submitted by the Petitioner:

The following plans dated August 8, 2018 with revisions through November 29, 2018, have been prepared by Enrique Castel, Architect:

Cover Sheet, consisting of sheet T1;
Basement Plan, consisting of sheet A1;
First Floor Plan, consisting of sheet A2;
2nd-4th Floor Plans & Details, consisting of sheet A3;
5th & 6th Floor Plans & Details, consisting of sheet A4;
Roof/Mezzanine Plans, consisting of sheet A5;
Reflected Ceiling Plans - 2nd to 3rd Floor, consisting of sheet A6;
Reflected Ceiling Plans – 4th to 6th Floor and Mezzanine, consisting of sheet A7;
Exterior Elevations, consisting of sheets A8 and A9;
Building Cross Sections, consisting of sheet A10;

The following plans dated June 5, 2017 with revisions through December 11, 2018, have been prepared by Ridgeline Consultants LLC:

Existing Conditions and Demolition Plan, consisting of sheet 1;
Grading and Erosion Control Plan, consisting of sheet 2;
Utility and Site Plan, consisting of sheet 3;
Truck Turning Exhibit, consisting of sheet 4;
Construction Details, consisting of sheet 6;

The following plans dated August 8, 2018 with revisions through October 26, 2018, have been prepared by Enrique Castel, Architect:

Landscape – Demolition Plan, consisting of sheet L0;
Landscape Plan, consisting of sheet L1;

Lighting Plan, prepared by KSA Lighting & Controls, dated November 13, 2018, consisting of sheet 5,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That the following variations from Chapter 28, Zoning Regulations, of the Arlington Heights Municipal Code, are hereby granted:

1. A variation from Section 10.4, Schedule of Parking Requirements, to allow a reduction for the required number of parking spaces from 249 spaces to 172 spaces.

2. A variation from Section 10.2-8, Additional Regulations-Parking, to allow a reduction to the required width of a two-way drive aisle from 24 feet to 22 feet for the northernmost drive aisle.

SECTION THREE: That the amendment to the Land Use Variation in Ordinance Number 18-028 and variations from Chapter 28 of the Arlington Heights Municipal Code, are subject to the following conditions, to which the Petitioner has agreed:

Parking/Traffic

1. If it is determined, at the sole discretion of the Village, that the Subject Property is creating a parking problem or creating an unsafe impact on traffic along the private access drive and along Algonquin Road, the Petitioner shall work with the Village to resolve the situation through the staggering of event times, the limiting of event sizes, restrictions on hours/days of operation for the banquet hall and sixth floor space, contracting with the Police Department to provide traffic control personnel, the addition of further offsite parking areas, or any other option as determined appropriate by the Village.

Sixth Floor Space

2. The sixth floor space shall be closed to the public and shall only be available to hotel patrons and their guests, and for banquet hall patrons. Any change to make this space available to the general public will require an amendment to this Land Use Variation.
3. The sixth floor space may be privately booked for events (banquet, wedding, etc.), provided that the main banquet hall is left unused during the time when the event is taking place on the sixth floor (i.e. the main banquet hall may not be used concurrently with the sixth floor event).

General Hotel

4. The exercise room (or any proposed spa), as well as the first floor café and seating area, must be ancillary to the hotel and shall not be available for reservation/use by the general public.
5. The Business Center/Office on the first floor shall not be available for meetings, conferences, etc.
6. The site landscaping shall be revised to conform with the December 19, 2018, landscape review comments from the Village's Landscape Planner.
7. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

SECTION FOUR: Except as amended by this Ordinance, Ordinance Number 18-028 shall remain in full force and effect.

SECTION FIVE: That the Director of Building and Life Safety of the Village of Arlington Heights is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION SIX: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 4th day of February, 2019.

Village President

ATTEST:

Village Clerk

Land Use Variation:European Crystal Hotel Amendment