

BUILDING DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: European Crystal Banquets
519 W Algonquin Rd
Arlington Heights IL 60005
 Owner: 519 W Algonquin Rd llc
519 W Algonquin Rd llc
 Contact Person: James Cazares
 Address: 519 W Algonquin Rd
Arlington Heights IL 60005
 Phone #: 847-809-8515
 Fax #: _____
 E-Mail: james@exploreivy.com

P.I.N.# 08161030080000 08161030090000
 Location: 519 W Algonquin Rd
 Rezoning: Current: banqu Proposed: hote
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Banquet
 Proposed: Hotel
 Site Gross Area: 2.4 Acres
 # of Units Total: 165 hotel rooms
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

- 1. _____ _____ VILLAGE BUILDING CODE
- 2. _____ _____ PRESENT ZONING USE
- 3. _____ _____ REQUESTED ZONING USE
- 4. _____ _____ SUBDIVISION REQUIRED
- 5. _____ _____ SIGN CODE

6. GENERAL COMMENTS:

Director

Date

MEMORANDUM

TO: Sam Hubbard, Development Planner, Planning & Community Development
FROM: Deb Pierce, Plan Reviewer, Building Services
DATE: 5/18/16
RE: 519 W Algonquin Rd. – Land Use Variation – Ivy Hotel
P.C. #: 16-012 – Round 1

I have reviewed the Round 1 submission for the Land Use Variation for the proposed Ivy Hotel and offer the following comments:

1. The review of the Ivy 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.
2. Provide the proposed construction type of the building.
3. Provide height and area calculations based on the use and construction type to verify compliance with 2009 IBC, Chapter 5, Table 503.
4. Provide a proposed occupancy calculation by floor.
5. Provide the locations of fire-rated walls and indicate the type and rating of the wall shared by the two buildings.
6. Lobby plan does not include a fire command center. Provide as required per the 2009 IBC, Section 911.
7. Provide the required emergency systems as required for high rise buildings in 2009 IBC Section 403.4.
8. Provide the location of the elevator machine room.
9. Provide the dimensions of the proposed pool on the 10th floor, including the depth, and details of the enclosure.

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MAY 19 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

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INSPECTIONAL SERVICES

No comments at this time.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



 Director

5/18/16

Date

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<u>Arlington Heights IL 60005</u>	Land Use: _____ Current: <u>Banquet</u>
Phone #: <u>847-809-8515</u>	Proposed: <u>Hotel</u>
Fax #: _____	Site Gross Area: <u>2.4 Acres</u>
E-Mail: <u>james@exploreivy.com</u>	# of Units Total: <u>165 hotel rooms</u>
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

	<u>EXISTING IMPROVEMENT</u>	<u>REQUIRED IMPROVEMENT</u>	<u>COMMENTS</u>
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____

3. GENERAL COMMENTS:



 Director

_____ Date

AS NOTED 6-7-16

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works



Date: June 7, 2016

Subject: 519 W Algonquin Rd, P.C. #16-012

With regard to the proposed Land Use Variation, I have the following comments:

- 1) The proposed 1" domestic line addition is not acceptable.
- 2) There is a 6" incoming line to European Crystal Banquets with an existing 4" compound meter. The meter is old and inefficient; replace the meter with a new 6" compound meter.
- 3) Replace the existing RPZ at European Crystal Banquet with a properly sized unit for fire and domestic protection.
- 4) The proposed 8" sanitary sewer connection will most likely need to have a grease trap.
- 5) Verify the condition of the sidewalk along Algonquin Road. Replace section as needed after construction.

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

LF

C. file

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JUN 08 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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1. PUBLIC IMPROVEMENTS

REQUIRED:	YES	NO	COMMENTS
a. Underground Utilities			
Water		<input checked="" type="checkbox"/>	
Sanitary Sewer		<input checked="" type="checkbox"/>	
Storm Sewer		<input checked="" type="checkbox"/>	
b. Surface Improvement			
Pavement		<input checked="" type="checkbox"/>	
Curb & Gutter		<input checked="" type="checkbox"/>	
Sidewalks		<input checked="" type="checkbox"/>	
Street Lighting		<input checked="" type="checkbox"/>	
c. Easements			
Utility & Drainage		<input checked="" type="checkbox"/>	
Access		<input checked="" type="checkbox"/>	

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC	<input checked="" type="checkbox"/>	b. IDOT	_____
c. ARMY CORP	_____	d. IEPA	_____
e. CCHD	_____		

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?	_____	<input checked="" type="checkbox"/>	_____
4. SITE PLAN ACCEPTABLE?	_____	<input checked="" type="checkbox"/>	_____
5. PRELIMINARY PLAT ACCEPTABLE?	_____	_____	<u>N/A</u>
6. TRAFFIC STUDY ACCEPTABLE?	_____	<input checked="" type="checkbox"/>	_____
7. STORM WATER DETENTION REQUIRED?	<input checked="" type="checkbox"/>	_____	_____
8. CONTRIBUTION ORDINANCE EXISTING?	<input checked="" type="checkbox"/>	_____	<u>ORD #66-111</u>
9. FLOOD PLAIN OR FLOODWAY EXISTING?	_____	<input checked="" type="checkbox"/>	_____
10. WETLAND EXISTING?	_____	<input checked="" type="checkbox"/>	_____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: BCI
 DATE OF PLANS: 05-11-16

James J. Williams 6/8/16
 Director Date

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JUN 08 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #16-012


**Ivy Hotel
519 W. Algonquin Road
LUV for Hotel
Round 1**

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.
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
13. The existing detention facility as permitted under MWRD Permit #00-512 is a private system and as such is not the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. See attached example.
14. The table on Sheet 3.1 breaks down the existing and proposed impervious and pervious areas; however, the proposed numbers don't add up: the total site area will remain at 2.571 acres, but the proposed impervious area of 2.13 acres plus the proposed pervious area of 1.192 acres totals 3.322 acres. Provide accurate proposed numbers. Detention must be provided for any increase in impervious area, per Village requirements. Include a copy of the pertinent parts of MWRD Permit #00-512.
15. Any under pavement stormwater facilities must be designed to handle AASHTO HS-25 loading.
16. The exhibit on Sheet 6 showing the responding vehicle turning path labels the truck as "Itasca Fire Truck 2". Use the enclosed attachment for the Village of Arlington Heights's responding vehicle.
17. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.
18. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.

19. The traffic report needs to provide the values for site parking required by Village Code for the banquet facility as well as the hotel use for the entire parcel.
20. The traffic report needs to provide the trip generation values anticipated for this site based upon the two proposed uses. This should include both weekday and weekend peak generation for both uses, at what times of the day these occur, and on which days of the week.
21. The representation of the actual capacity of the parking lot should not be presented with the double parking as the focus for the proposed as a valet function. The Engineering Department does not approve of or endorse the proposed pattern of use for this parking lot, as it impedes circulation, causes emergency vehicle concerns, & hampers access to ADA stalls.
22. The actual paint striped stall count for the proposed lot is 152 stalls, not the 177 parking spaces indicated in the traffic report. However several stalls are shown as 8'-1" well below the 9 ft wide required standard. Establish proper parking lot geometric layout and correct final stall count.
23. A summary for annual operation of the Banquet facility should be provided to document the existing peak and average utilization of the building and the parking. There is some confusion about the intent of use for the banquet facility. The marketing study suggests expanding utilization of this restaurant use to all days of the week rather than just the weekend. This proposal to increase intensity of this use places additional pressure on undersized parking.
24. The marketing report indicates that there is frequent surcharging for the banquet use onto adjacent properties. Please provide agreements that provide for the use of these other private properties.
25. Provide copies of the catalog cut sheets for the lighting fixtures being proposed for this site.
26. Please supply or cite studies for the reduced parking stall occupancy suggested in the traffic report. The numbers supplied for the Marriott provided no indication about how filled the hotel was on the day the vehicles were counted, or what the total onsite existing stall count is.
27. The marketing study conflicts with the traffic report in stating that there are numerous adjacent zoning and local support to sustain the development of this facility & to provide occupancy. However, the traffic report suggests that significant reductions based upon shuttled patrons, airline personnel reservation, etc. are warranted. A real representation of clientele, occupancy rates, comparison to other hotels in the area has to establish factual data to base a site required parking projection on.
28. 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.

PIN # 08-16-103-008	1.571 Acres	Payment = \$137.32
PIN # 08-16-103-009	1.000 Acres	Payment = <u>\$ 87.41</u>
		Total Payment = \$224.73


 James J. Massarelli, P.E. Date 6/8/16
 Director of Engineering

Attachments:

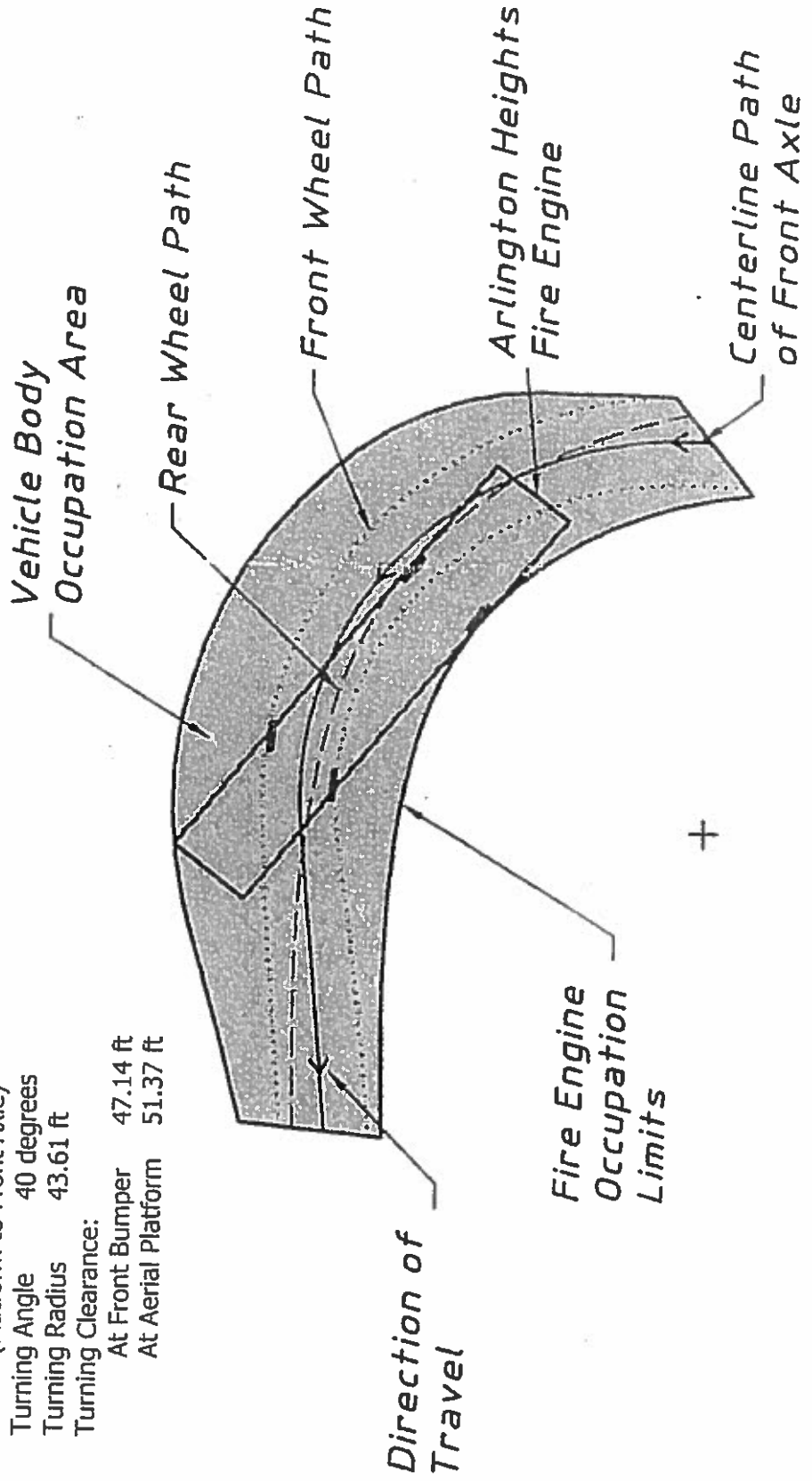
- Fire Apparatus Tower 131 Specifications (1 page)
- Sample Onsite Utility Maintenance Agreement (4 pages)

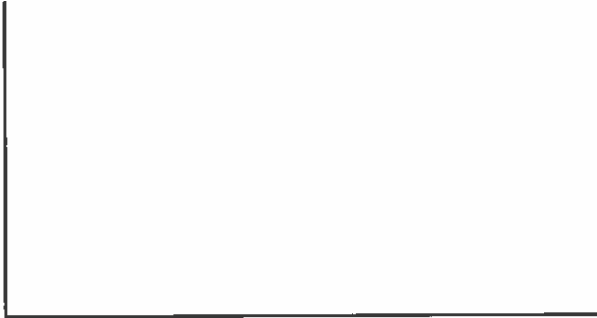
FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

Overall Height	11 ft - 8 in
Overall Length	48 ft - 0 in
Overall Width	8 ft - 6 in
Overall Wheelbase	21 ft - 2 in
Front Overhang	14 ft - 0 in
(Platform to Front Axle)	
Turning Angle	40 degrees
Turning Radius	43.61 ft
Turning Clearance:	
At Front Bumper	47.14 ft
At Aerial Platform	51.37 ft





ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, _____, an (LLC? Corporation?), or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as _____ (address) _____, Arlington Heights, Illinois, 6000_, containing _____ acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

**** Insert legal description, or attach as Exhibit A ****

PIN Numbers: _____

WHEREAS, _____ (print name) _____, ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with sanitary sewers, storm sewers and/or stormwater management facilities, domestic water mains; and

WHEREAS, the sanitary sewers, storm sewers and/or stormwater management facilities, and domestic water mains servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS, the Village of Arlington Heights ("VILLAGE") does not maintain **sanitary sewers, storm sewers and/or stormwater management facilities, or domestic water mains** on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by _____ (Engineering Firm) _____ dated _____, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said premises from the master meter vaults.
- c. Maintain all storm sewers and appurtenances, including detention/retention basins, located upon said premises.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the **sanitary sewers or domestic water mains** in accordance with the requirements of the VILLAGE, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned **storm sewers and/or stormwater management facilities** in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Ivy Hotel
519 W. Algonquin Rd.
Land Use Variation

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JUN 07 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Round 1 Review Comments

06/03/2016

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 the building exterior and grounds, particularly the parking lot. It should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

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.

-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

B. Romag #272
Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

S. Romag #54
Supervisor's Signature

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1. GENERAL COMMENTS:

Facility must apply for a swimming pool construction permit and swimming pool license thru the Illinois Department of Public Health.

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 MAY 26 2016
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

[Signature] 5-26-16
 Environmental Health Officer Date

[Signature] 5/26/16 Direc
 for Date

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_____	Special Use: _____ For: _____
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<u>Arlington Heights IL 60005</u>	Proposed: <u>Hotel</u>
Phone #: <u>847-809-8515</u>	Site Gross Area: <u>2.4 Acres</u>
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E-Mail: <u>james@exploreivy.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. X _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. _____ X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. _____ X SUBDIVISION REQUIRED?
6. _____ X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

Please see additional comments attached.

[Signature] 6/9/16 Date



Planning & Community Development Dept. Review

June 7, 2016

REVIEW ROUND 1

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

Case Number: PC 16-012

General Notes:

7. The current submission does not contain sufficient detail to enable staff to make a recommendation of support for this project. This entire review will outline specific areas needing revision, however, there are three major areas of that staff would like to highlight as primary areas of concern:
 - a. The parking study and parking plans are lacking in detail and have not demonstrated the ability to support the parking needs for this facility. Ability to provide ample parking for the hotel and banquet hall is a key component to the success and feasibility of this project.
 - b. A traffic study has not been submitted. Understanding the impact that this development will have on the traffic patterns within the vicinity will be crucial in evaluating the viability of this proposal.
 - c. The proposed building does not provide sufficient open spaces/landscaped areas on the west and east sides to help soften the appearance of the ten story structure. Without appropriate open spaces on each side of the building, the structure will dominate the site and will not be compatible with neighboring structures.
8. Many of the plan sheets are still inconsistent. Specifically:
 - a. The Site Plan (sheet A-0) does not show the new curb and sod area along the western side of the building.
 - b. The Landscape plan is showing a patio area along the western side of the building. This patio is not shown on other plan sheets.

Site Issues:

9. Staff has concern that the proposed hotel addition does not leave adequate greenspace and open areas around the foundation for landscape plantings. Specifically, at certain points along the western side of the proposed addition there is only a 3' open space between the building and the curb of the adjacent private road. Similarly, at certain points along the eastern side of the proposed addition there is less than one foot of open space between the building and curb of the parking lot. Please analyze how the building or site can be modified to provide additional open space and landscaping that can soften the appearance of the proposed structure.
10. It appears that the main entrance and drop off/pick up zone for the banquet hall on the western side of the site will be eliminated. How will drop offs/pick ups for the banquet hall function if this area is eliminated? It appears that if the hotel drop off/pick up zone will become the primary entrance for the both the hotel **and** banquet hall, the passageway between the hotel and banquet hall will require banquet guests to pass through a coat room to access the banquet hall. The interior layout of this area does not appear to provide a suitable entrance to the banquet hall. Staff has concern that the proposed plan does not provide an adequate entrance for both uses.
11. Please indicate/provide drive aisle width measurements for all new drive aisles. Specifically, the new driveway entrance to the private road at the western side of the site is missing a width dimension.
12. Please remove the note "Itasca Fire Truck 2" on the Truck Turning Radius plan. Confirm with the Engineering Dept.

that you are using the correct turning radius for the Village of Arlington Heights fire truck.

13. The Truck Turning Radius plan shows the path of the fire truck going through an area proposed for valet car parking. Please clarify how the fire truck will traverse this area if valet cars are present.
14. Sheet "6 of 6" has signage and pavement markings that are crossed out within the table. If these items will not be included in the plan, please remove them from the table. Additionally, there are several signs and pavement markings that are shown within the table but not shown on the plan (Sign #1 and #3, Pavement Marking A, E, H). Please show all signage and markings on the plan. If these items are not proposed, please remove them from the plan.

Parking/Loading/Traffic:

15. The Parking Study does not evaluate access, on-site circulation, trip generation, trip distribution, or impacts to public streets are required per Section 6.12-1 of Chapter 28 of the Municipal Code. Please revise the Parking Study to include this information.
16. Providing sufficient parking to support the uses of the site is crucial to the success of this project. In order to determine the required parking for the sum of uses on the site, please provide the missing information as shown in the table below, and verify if all existing information is accurate:

SPACE	PARKING CODE USE	GROSS SQUARE FOOTAGE	MAX OCCUPANCY	NUMBER OF ROOMS	PARKING RATIO	PARKING REQUIRED
Main Banquet Hall	Place of Assembly	5,654	377	-	30% of Occupancy	113
Parlor A	Place of Assembly	1,315	88	-	30% of Occupancy	26
Parlor B	Place of Assembly	1,315	88	-	30% of Occupancy	26
Parlor C	Place of Assembly	530	35	-	30% of Occupancy	11
Parlor D	Place of Assembly	540	36	-	30% of Occupancy	11
1st Floor Lounge	Place of Assembly	960	64	-	30% of Occupancy	19
1st Floor Bar	Place of Assembly	800	53	-	30% of Occupancy	16
Rooftop Lounge/Bar	Place of Assembly	Unknown*	Unknown	-	30% of Occupancy	Unknown
Rooftop Patio/Deck	Place of Assembly	Unknown*	Unknown	-	30% of Occupancy	Unknown
Hotel	Hotel	-	-	165	1 Space per Room	165
Total Parking Required						387**
Total Parking Provided						152***
Parking Surplus/(Deficit)						235**

* = Please Provide Square Footage

** = Does not include rooftop areas

*** = Please Verify

17. The Parking Study must survey two additional weekends when the banquet facility is booked to capacity. It is our experience that, when the Village has attended receptions at this banquet hall, the parking lot is full and parking has overflowed onto adjacent properties. The Parking Survey has not addressed this situation.
18. The Parking Study states that the site currently provides 175 parking spaces. The Plat of Survey indicates that there are 168 existing parking spaces on the site. Please ensure that the correct number of existing parking spaces is reflected within the Parking Study.

19. The Parking Study states that a reconfigured parking lot will result in 177 parking spaces and 30 valet spaces. However, the Site Plan indicated that 152 parking spaces will result from the proposed development, with 27 valet spaces shown on the plan. Please revise the Parking Study to reflect the actual number of proposed parking spaces and valet spaces.
20. The Parking Study states that the European Crystal banquet facility has a maximum occupancy of 350 people. How was this maximum occupancy calculated? The study goes on to state that the parking lot was surveyed on an event where 370 attendees were present. Please clarify how there are events with 370 people if maximum occupancy is 350 people.
21. The Parking Study states that during an event which contained 300 occupants, a total of 72 spaces were used on the site. This equates to over four occupants for every car, which is well above typical rates for automobile passenger ridership. Furthermore, if banquet hall employees are included within the 72 cars on site, the average number of occupants per car is likely higher than four. The Parking Study must specifically document what days and events were surveyed, the specific number of cars present on those days and events (i.e. not a range), and justify why ridership per vehicle is so high.
22. The Parking Study should include analysis on the peak number of employees projected for the sum of the banquet hall and hotel facilities and how this will impact parking.
23. The Parking Study referenced a comparison to the Courtyard Marriot hotel. How many rooms does this hotel have? How many parking spaces? What other facilities does this hotel have? Please provide additional information on this hotel to illustrate it as a comparative example.
24. The Plat of Survey indicates that there are 168 parking spaces on the site, however, only 162 spaces are marked on the plan. Additionally, the Plat indicates that there are 4 handicap spaces on the site but no handicap spaces are shown on the Plat. Please correct the Plat of Survey to accurately indicate the total number of existing parking spaces on the site.
25. The Site Plan (sheet A-0) indicates that there are a total of 150 parking spaces proposed on the site as a result of the Ivy Hotel development. However, 152 spaces are shown on the plan. Additionally, the Site Plan indicates that 25 valet spaces will be provided, however, 27 valet spaces are shown on the plan. Please revise the plan to reflect the actual number of proposed parking spaces and valet spaces. Additionally, please consider that the Ordinance #00-012, which granted the Special Use Permit for the banquet facility, limits valet parking to only the "plan east and west" circulation aisles.
26. Per Section 11.7 of Chapter 28, one loading space (10' x 35') is required for the hotel use, and an additional loading space is required for the banquet hall use. The size of the banquet hall loading space is either 10' x 35' or 10' x 50', depending on whether the banquet hall facility is above 20,000 gross square feet or less than 20,000 gross square feet. Please confirm the overall size of the banquet hall facility as a result of the hotel addition (inclusive of all areas within the banquet hall, i.e. banquet hall rooms, offices, coat rooms, bathrooms, etc.). Additionally, the sum of both hotel and banquet hall uses requires two loading spaces. Only one loading space has been provided. Please confirm if a variation is requested, or whether an additional loading space can be provided. If the existing overhead door is intended to serve as the second loading space, please provide length, width, and height of this space to verify that it can meet size requirements for a loading space. If an additional loading space will be provided, please clearly indicate this space on the plans, including space dimensions. If a variation is requested, please provide the justification for variation approval as summarized at the end of this review.
27. Please indicate/provide a measurement for width and depth of parking space sizes for all parking rows. Additionally, it appears that the new parking spaces on the west side of the site are 8'1" in width. Section 11.2-7 of Chapter 28 requires any parking space to be a minimum of 9' in width and 18' in length. Please revise the width of all spaces to conform to the 9' requirement or clarify if a variation will be requested.

28. Please provide a copy of any existing parking agreements to park overflow cars on any neighboring properties.
29. Ordinance #00-012 restricts off-site parking between the hours of 8:00am and 6:00pm. Please clarify if any off-site parking will be proposed during this time.

Zoning:

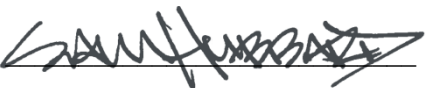
30. Please provide written justification for each of the variations requested. The following variations have been identified:
- a. Land Use Variation to allow a 165 room hotel within the M-2 District
 - b. Variation to Section 11.4-5 reduce the parking requirements for the subject property from 387 spaces to 152 spaces (final parking calculations may alter the extend of this variation once further information is provided).
 - c. Variation to Section 11.2-7 to reduce the parking space size requirements from 9' in width to 8'1" in width, if applicable.
 - d. Variation to Section 11.7(c) to eliminate the loading space requirement for the hotel, if applicable.

The justification criteria is summarized below:

Justification Criteria for Variation Approval:

- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

Prepared by:



Ivy Hotel
519 W. Algonquin Road
PC 16-012
June 1, 2016

Landscape Issues

- 1) The ends of all parking rows must include a 4" caliper shade tree(Chapter 28, Section 6.15).
- 2) Per Chapter 28, section 6.15-1.2a, a three foot high screen must be provided in order to screen the parking/ paved areas that are adjacent to the public way. Provide 3' high shrubs along Algonquin Road in order to screen the parking area.
- 3) Consider specialty paving near the main hotel entrance/covered entry.
- 4) It is recommended that foundation plantings be incorporated along the front elevation on the east side of the building.
- 5) In order to soften the mass of the proposed hotel. It is recommended that deciduous trees be incorporated within the island that is north/parallel with the hotel.
- 6) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.
- 7) Incorporate site furnishings for the site that match the overall architectural style of the proposed building.
- 8) 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.