



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

TO: Sam Hubbard, Development Planner, Planning & Community Development

FROM: Deb Pierce, Plan Reviewer, Building & Life Safety

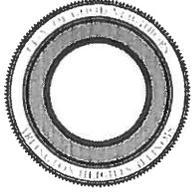
DATE: August 24, 2017

RE: 519 W Algonquin Rd. – Land Use Variation – Ivy Hotel

P.C. #: 16-012 – Round 3

I have reviewed the Round 3 submission for the Land Use Variation for the proposed Ivy Hotel and have no further comments at this time.

RECEIVED
AUG 25 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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



Fire Safety Review

Date: 8/14/2017

P.C. Number: 16-012 Round No. 3

Project Name: Ivory Hotel

Project Location: 519 W. Algonquin Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

Comments may be repetitive from previous reviews and are restated for clarity.

1. A fire command center for fire department operations shall be approved by the fire chief. The fire command center shall be separated from the remainder of the building by not less than a 1 hour fire barrier, shall be a minimum of 200 square feet in area with a minimum dimension of 10 feet. A layout of the fire command center and all features required shall be submitted for approval prior to installation.

The fire command center shall contain the following features:

1. The emergency voice/alarm communication system control unit.
 2. The fire department communications system.
 3. Fire detection and alarm system annunciator.
 4. Annunciator unit visually indicating the location of the elevators and whether they are operational.
 5. Status indicators and controls for air distribution systems.
 6. The fire-fighter's control panel for smoke control systems installed in the building.
 7. Controls for unlocking stairway doors simultaneously.
 8. Sprinkler valve and water-flow detector display panels.
 9. Emergency and standby power status indicators.
 10. A telephone for fire department use with controlled access to the public telephone system.
 11. Fire pump status indicators.
 12. 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.
 13. Work table.
 14. Generator supervision devices, manual start and transfer features.
 15. Public address system, where specifically required by other sections of this code.
 16. Elevator fire recall switch in accordance with ASME A 17.1.
 17. Elevator emergency or standby power selector switch (es).
2. All buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.
 3. A standby power system shall be provided. Where the standby system is a generator set inside a building, the system shall be located in a separate room enclosed with 2-hour fire barriers constructed in accordance with Section 707 of the International Building Code or horizontal assemblies constructed in accordance with Section 712 of the International Building Code, or both. System supervision with manual start and transfer features shall be provided at the fire command center.

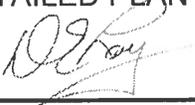
4. Buildings and structures shall be equipped throughout with an automatic sprinkler system. Sprinkler risers shall be placed in stair enclosures which are remotely located in accordance with Section 1015.2.
5. Required fire pumps shall be supplied by connections to a minimum of two water mains located 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.
 - a. 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.
6. A fire alarm system shall be provided in accordance with Section 907.2.13.
7. Smoke detection shall be provided in accordance with Section 907.2.13.1.
8. An emergency voice/alarm communication system shall be provided in accordance with Section 907.6.2.2.
9. A two-way fire department communication system shall be provided for fire department use in accordance with Section 907.2.13.2.
10. The fire pump, driver, and controller shall be protected in accordance with NFPA 20 against possible interruption of service through damage caused by explosion, fire, flood, earthquake, rodents, insects, windstorm, freezing, vandalism and other adverse conditions.
11. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
12. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings.
13. A separate zone by floor shall be provided for alarm-initiating devices.
14. Where a wired communication system is approved in lieu of a radio coverage system the wired fire department communication system shall be designed and installed in accordance with NFPA 72 and shall operate between a fire command center, elevators, elevator lobbies, emergency and standby power rooms, fire pump rooms, areas of refuge and inside enclosed exit stairways. The fire department communication device shall be provided at each floor level within the enclosed exit stairway. Each location of a fire department communication device shall be an independent zone from the control panel in the fire command room.
15. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance of the building or tenant space as approved by the Fire Chief, Building Director or duly authorized designees. The visual zone indication shall lock in until the system is reset and shall not be canceled by the operation of an audible alarm-silencing switch.

- 16. Fire department connections shall be fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant or as directed by the Fire Chief or designee.

- 17. An auto-turn diagram showing the ability for the fire department truck to negotiate the turns on the property shall be provided.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date 08-14-17

Reviewed By: 
Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: August 17, 2017
Subject: 519 W Algonquin Rd, P.C. #16-012, Round 3



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

- 1) What is the purpose of the proposed 6" pressure connection and new fire and domestic water line into the proposed new building (Ridgeline Consultants drawing 3 of 5)? This is a new water service.
- 2) After the new fire and domestic service is installed, the old "original" service to the banquet all needs to be abandoned and reconnected to the new service. **One service for one customer.**
- 3) A new 6" compound meter is required.
- 4) The new RPZ's for domestic and fire protection will be sized once flow calculations by the designer have been completed.

VAHPW has no further comments at this time.

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

LF
C. file

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AUG 18 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #16-012
Ivy Hotel
519 W. Algonquin Road
LUV for Hotel, Parking Variation
Round 3

30. The responses made by the petitioner to comments #11, 12, 14-16, 18-20, 23, 26 & 27 are acceptable.
31. The response made by the petitioner to comment #13 is noted. Provide a draft of the Onsite Utility Maintenance Agreement to Engineering for our review at your earliest convenience. The OUMA must be executed prior to final engineering approval.
32. The response made by the petitioner to comment #17 is noted. It is understood that the existing sanitary service line will be re-used; however, per MWRD regulations, the exterior sanitary sewer work shown on the plans will require either a modification to the existing MWRD permit or a brand new permit.
33. The response made by the petitioner to comment #21 is not acceptable. At what hours are the banquet peak hours for arriving and departing traffic, and what trip generation is projected for this ITE site code use? In lieu of this projected value, traffic counts of a current typical banquet use event can be provided. Inbound banquet arrivals would be a part of the weekday and weekend P.M. hour.
34. The response made by the petitioner to comment #22 is not acceptable. The Engineering Department opposes the valet proposal for the following reasons which has escalated from 30 to 47 stalls since the last submittal:
 - a.) In order to retrieve a vehicle parked in the middle of the current parking bays, at least 10-15 vehicles would have to be moved to access this car.
 - b.) In shifting these cars, relocation to the remaining clear part of the lot, or into other open stalls would take away availability from other hotel, or banquet patron guests. Otherwise there may be shifting of cars out into the access road west of the building.
 - c.) Double parking side by side in the drive aisle of a typical parking bay does not allow enough width to back a car out of the normal perpendicular parking stalls.
 - d.) Patrons who may already be parked in perpendicular parking stalls, either as hotel guests or that may arrive prior to the valet function beginning would not be providing valet staff their keys. As such they would be buried and unable to negotiate this congested parking configuration.
 - e.) With the suggested hotel patron peak parking capacity of 63 cars, the bulk of these guests would be forced to the side or rear of the available parking lot, if a banquet event was anticipated.
 - f.) The question of whether the proposed hotel was still going to have a lounge or not has not been answered.
35. The response made by the petitioner to comment #24 is not acceptable. The values provided for the two events counted on March 18, 2017 and March 25, 2017 and stipulates banquet room occupancies approaching the room limit of 375 & 390 guest respectively. However the summary

in Table 6 only records the arrival of 103 guests and 181 guests. How did the other 272 & 209 guest arrive, and by how many vehicles? The answer to the use of the ballroom during the week is satisfactory.

36. The response made by the petitioner to comment #25 is not acceptable. No reciprocal agreements are provided and the traffic report does not address the original question that was asked.
37. The response made by the petitioner to comment #28 is not acceptable. The same significant assumptions, and undocumented utilization by airline personnel are still suggested as anticipated without any support to consider that this could occur every day of the year. Additionally the calculation for 63 parking stalls as 70% of 125 total rooms minus an average rate 25 rooms dedicated to flight personnel yields 71 rooms, $(126-25 \times .70)$.
38. The response made by the petitioner to comment #29 is noted. Our records for Contribution Ordinance #66-111 do not indicate a payment was received. We are following up with our Finance Department, but please forward any available proof of payment you may have.

 8/24/17
James J. Massarelli, P.E. Date
Director of Engineering

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AUG 24 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

August 25, 2017



REVIEW ROUND 3

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

Case Number: PC 16-012

General Comments:

33. The response to Comment #'s 2-4, 5, 8, 10-14, 16-19, 25, 27, and 29-31 have been addressed.
34. The response to Comment #1 is noted. Staff continues to believe that a hotel use on the subject property would provide the following positive impacts to the Village:
- The proposed hotel would help to improve the overall area through the reinvestment and redevelopment of the subject property.
 - The design of the building is attractive and would enhance the visual appearance of the Algonquin Road corridor.
 - The proposed hotel/banquet facility would provide an additional option for clients and businesses seeking to patronize a facility of this nature within the community.
 - The rooftop amenity lounge area would provide an amenity that is not currently present within the community.

While staff acknowledges that there would be positive benefits from the proposed development, our original concerns relative to insufficient on-site parking have not been satisfactorily addressed. Staff notes the following relative to on-site parking:

- Additional surveys on comparable suburban hotels were requested but not provided.
- No contingency plan was provided outlining areas where overflow parking could be accommodated during times of high occupancy at both the hotel and banquet facility.
- No agreements with neighboring property owners were provided to guarantee the perpetual ability to park excess vehicles off-site during peak operating times.
- Additional surveys of the banquet facility to substantiate the estimated peak demand were not provided.
- Additional issues with the valet parking and parking study are identified below.

Due to these concerns, staff cannot make a positive recommendation of approval of this application.

Architectural/Engineering Plans:

35. Comment #6 has only been partially addressed. The setbacks of the proposed building to the north, west, and south property lines have not been provided within the table.
36. Staff notes the following relative to Comment #7:
- a. The setbacks of the proposed building to the north, west, and south property lines have not been provided as noted above.

- b. All rooms have been labeled. However, it appears that a kitchen within the 1st floor has been labeled as “Laundry”. Will this kitchen be removed and replaced with a laundry room? Additionally, there is a stairwell shown in this room that leads to a basement storage room that appears to be demolished. Will this stairwell be demolished?
- c. Addressed
- d. Addressed
- e. Addressed.
- f. 45 Valet parking areas are shown on the site plan, however, the proposed valet parking does not appear feasible. The double stacking of cars will not allow a car parked in the middle of the row to be accessed without moving multiple other vehicles. The double stacking of cars will not work, and a more realistic arrangement of cars would only allow around 25 cars to be valet parked on the site. Additionally, no details have been provided on how hotel guests will be prevented from parking in parking rows that are meant to accommodate valet parking.

37. Staff notes the following relative to Comment #9:

- a. The setbacks of the proposed building to the north, east, and west property lines have not been added.
- b. Addressed.

38. The response to Comment #15 has not provided sufficient detail. How is this outdoor area proposed to be used? Will it be only for hotel guests? Is it also available for banquet bookings/guests? Will food service/alcohol be provided within the outdoor area?

Parking/Loading/Traffic:

39. The response to Comment #20 does not adequately address the Village’s concerns over the combined parking demands for a 126 room hotel and approx. 5,500 sq. ft. banquet facility. The logic in the ITE manual for parking demand is not applicable, as per the ITE manual, a 126 room hotel with one 1,000 sq. ft. banquet facility would have the same parking demand as a 126 room hotel with several 5,000 sq. ft. banquet facilities/meeting rooms. Although there will be some shared overlap in usage, the banquet hall essentially functions as a separate use from the hotel, and the parking demands for the combined uses have not been sufficiently accounted for.

40. The response to Comment 21 is noted. While a copy of an unexecuted valet parking contract has been provided, the contract did not specify where the valet parking will take place. Will it take place only in the on-site parking spaces? As noted above, while the architectural site plan shows 45 valet parking spaces, staff does not believe that there is sufficient space of all for these stalls. A realistic plan for valet parking should be provided, or the applicant should provide a response explaining how 45 valet parking spaces are feasible.

41. The response to Comment #22 is noted. Although the use of the top floor lounge, spa, and coffee shop will be restricted to “guests only” via keycard access, and payment for services at the spa and food/drinks at coffee shop will only be available by billing to a hotel room, these areas are still counted in the overall parking for the site. Additional details are needed on the 12th floor space and the spa/gym.

It has been stated that access to the rooftop lounge will be restricted to guests of the hotel via keycard access. Will the rooftop lounge be available for banquet bookings? What events will take place on the rooftop to where 12 toilets/urinals are need? Will the rooftop be for seasonal use only? Will there be any canopy, roof, or heatlamps for year round use? Will the gym space contain actual spa services, such as facials, massages, etc., or will it be only for gym equipment?

The current parking requirements as based on the information provided are shown on the next page:

SPACE	PARKING CODE USE	GROSS SQUARE FOOTAGE	MAX OCCUPANCY	SEATING AREA	NUMBER OF ROOMS	PARKING RATIO	PARKING REQUIRED
Main Banquet Hall	Place of Assembly	5,654	377*	-	-	30% of Occupancy	113
Total Banquet		5,654	377				113
1st Floor Coffee Shop	Restaurant - Sit Down	366**	-	183***	-	1 per 45 sq. ft. of seating area	4
1st Floor Spa	Beauty Shop	1186**		-		1 per 250 sq. ft.	8
12th Floor Lounge/Bar	Place of Assembly	2936**	196*	-	-	30% of Occupancy	59
Hotel	Hotel	-	-	-	126	1 Space per Room	126
Total Parking Required							310
Total Parking Provided							172
Parking Surplus/(Deficit)							138

Analysis Completed 08/24/17

* Building Code calculates occupants at 1 per 15 sq. ft. of space

** Sizes of spaces is based off scaled measurements of floor plan. Actual sizes must be provided by architect.

*** Estimated at 50% of coffee shop overall floor area.

42. The response to comment #23 is insufficient. No additional surveys of the banquet facility were provided. No additional surveys of comparable suburban hotels were provided. Staff maintains that additional evidence is needed to substantiate the adequacy of the proposed parking.
43. The response to Comment #24 is noted. Staff notes that 217 spaces, which includes 45 valet spaces, is likely not feasible given the aforementioned issues with the 45 valet parking spaces. The response does not adequately address the question as to why a maximum of only 73 vehicles were observed in an event that had 390 occupants.
44. The response to Comment #26 is insufficient. The limited survey data from the Marriot Courtyard hotel does not provide clear evidence of parking demand for that hotel. No data was provided on the occupancy of the hotel on the days when the survey was conducted, or on the events taking place within their small meeting/banquet room. Staff reiterates that the Marriot Courtyard hotel is not a directly comparable property to the proposed Ivy Hotel/Crystal Banquet Facility. As previously stated, additional surveys of comparable suburban hotel properties are needed to verify total parking demand for the proposed hotel/banquet facility. The data provided on the Double Tree hotel only outlines the number of parking spaces, rooms, and the size of the banquet facilities and restaurant on site. There were no parking surveys done at the Double Tree hotel.
45. Comment #28 has not been addressed. No agreement with the neighboring property owner has been provided. Staff notes that the market study says that parking overflow will be "accommodated by agreements with adjacent properties for overflow parking on weekends", however, the parking study has stated that there will be no overflow.

Zoning:

46. Comment #32 has not been addressed. No justification for the specific Land Use Variation criteria has been provided. The criteria has been reiterated below

All requested variations shall each address the three criteria:

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.

Additional Comments Based on Revised Plans:

47. The southern building elevation appears to show a canopy/roof feature on the 12th floor roof deck, which is not reflected on the floor plan. Please provide details on this canopy/roof feature. Will the outdoor lounge be roofed?
48. The existing porte-cochere feature on the western elevation is shown as remaining in all elevations, however, all site plans show that this feature will be removed or significantly reduced in size. Please clarify the plans for the porte-cochere.
49. A variation is needed for the proposed 23' wide drive aisle adjacent to the eastern most handicap space. Code requires all two-way drive aisles to be 24' in width. Please provide the necessary justification for Variation approval.
50. The traffic study states that the banquet hall will be closed on Monday through Thursday. However, the market study states that the banquet hall will be open all week. Please clarify if the banquet hall will be available for bookings during the week.

Prepared by: _____