



Memorandum

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

CC: Randy Recklaus, Village Manager

From: Sam Hubbard, Development Planner

Date: 3/16/2017

Re: Early Review - Ivy Hotel, 519 W. Algonquin Rd. PC 16-012

Please find attached information regarding the Ivy Hotel as proposed by the European Crystal Banquet facility. Included is a letter from Patrick M. McMahon, who represents James Cazares of the European Crystal Banquet facility, dated February 24, 2017, requesting early review by the Village Board. Also included is a conceptual site plan and floor plans for the proposed Ivy Hotel project.

The Early Review Process, instituted by the Village Board in March 2001, allows developers, under certain circumstances consistent with the stated Guidelines of Early Review, to present projects to the Board in order to gauge the acceptability of development proposals. It should be understood that the results of the Village Board Early Review do not commit the Village to approving or denying a development proposal if and when the proposal moves through the review process. It is simply an opportunity for a developer to obtain a degree of preliminary feedback from the Board.

Project Background:

The subject property, located approximately 2,000 ft. west of the intersection of S. Arlington Heights Rd. and W. Algonquin Rd, is currently occupied by the European Crystal Banquet facility. The applicant appeared before the Village Board for an Early Review in August of 2016, where the developer proposed a 9-story, 165 room hotel, which would be attached to the existing banquet hall building. Additional banquet/meeting rooms were to be added as part of the proposed hotel. Under this scenario, a 309 parking spaces deficit was proposed for the subject property, representing a 67% reduction in parking requirements.

The proposal has since changed and the applicant is now considering a 13-story, 102 room hotel addition to the existing banquet facility. The proposed hotel is a shorter in width and occupies a smaller footprint than the previous building. Although taller than the previous proposal, the current version of the hotel provides fewer rooms than previously proposed. Below is a point by point comparison of the key components:

Table 1: Current and Previous Ivy Hotel Proposals

	Previous Proposal	Current Proposal
Building Height	115'	147'
Number of Stories	10	13
Number of Rooms	160	102
Length of Ivy Hotel Building	192	130
Parking Spaces Provided	151	175
Parking Space Required	461	255
Building Footprint	10,786 sq. ft.	6,045 sq. ft.
Banquet Spaces	9,354 sq. ft.	5,654 sq. ft.

Because the property is zoned M-1, Research, Development, and Light Manufacturing District, a Land Use Variation is required for the proposed hotel use (a Land Use Variation to allow the banquet hall facility was approved in 2000). Additionally, certain variations from zoning code requirements are required for the proposed hotel, most notably a variation to reduce the number of off-street parking spaces. Due to the extent of the potential parking variation, the petitioner has asked for a second Early Review with the Village Board. Since the first Early Review, no action has been taken on the previously submitted Plan Commission application. The petitioner is seeking a second Early Review prior to revising engineering plans and completing a traffic and parking study.

Parking Issues

A detailed breakdown of the existing and proposed parking relative to code requirements is attached in "Exhibit I". In sum, Village Code requires 255 off-street parking places for the combination of the banquet hall and hotel uses, however, the applicant has proposed 175 parking spaces, which creates a 80 space deficit (31%). It may be noted that the existing banquet hall site contains 168 spaces and is required by code to provide 171 spaces, which translates to a 3 space deficit (2%).

The petitioner has stated that the hotel will be busy Mondays through Thursdays primarily with business travelers and will not have a large number of guests Friday through Sunday. Conversely, the petitioner has stated that the banquet hall is busy on Friday through Sunday and therefore the two uses will not create demand for the parking lot at the same time.

Additionally, the petitioner would like to make arrangements with airlines companies to house their staff overnight on layovers from O'Hare. This population would get shuttled to and from the hotel and would therefore not require parking. The petitioner estimates that up to 20% of the rooms could be reserved for this type of arrangement.

Since the last Early Review appearance with the Village Board, the applicant has reached out to several neighboring property owners to identify potential overflow parking options in the neighborhood. To date, these efforts have not been successful and no potential overflow parking area has been identified.

Staff has researched previous parking reduction variation requests made by hotels within the last 25 years. A detailed breakdown of all requests (which were approved) in comparison to the current request is provided within "Exhibit II". The current request proposes to reduce the required parking to an extent greater than all previous requests.

While the proposed plan is an improvement over the previous proposal, staff recommends a detailed parking study be provided prior to making a recommendation on the parking supply provided in the proposal versus the parking demand to be created by the proposal.

Conclusion

It is recommended that the Village Board evaluate the conceptual site plan and preliminary information available at this time and provide preliminary feedback regarding the proposed development, specifically, as it relates to the proposed parking Variation.

Exhibit I – Code Required Parking Analysis

Required Parking - Existing European Crystal Banquet Facility

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
Front Banquet Hall	Place of Assembly	2,910	194*	-	-	30% of Occupancy	58
Total Banquet		8,564	571				171
Total Parking Required							171
Total Parking Provided							168
Parking Surplus/(Deficit)							(3)

Required Parking – Proposed Ivy Hotel + European Crystal Banquet Facility

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	Retail	363	-	182**	-	1 per 45 sq. ft. of seating area	4.04
13th Floor Lounge/Bar	Place of Assembly	1,800	120*	-	-	30% of Occupancy	36
Hotel	Hotel	-	-	-	102	1 Space per Room	102
Total Parking Required							255
Total Parking Provided							175
Parking Surplus/(Deficit)							(80)

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

** Seating area size unknown. Estimated size based on 50% of total coffee shop size.

This is a preliminary analysis and is subject to change upon review of a detailed submission.

Prepared by the Planning and Community Development Department

Date: 1/9/2017

Exhibit II – Past Hotel Parking Variations

	Ivy Hotel	Required Parking
Hotel Rooms	102	102
Banquet Spaces (in sq. ft.)	5,654	113
Meeting Rooms (in sq. ft.)	None	-
Restaurant (in sq. ft.)	363	4*
13th Floor Bar/Lounge	1,800	36**
Total Required Parking		255
Parking Variation Granted in 1998		N/A
Parking Variation Granted in 1999		N/A
Landbanked Parking Spaces		N/A
Total Provided Parking		175

	Double Tree Hotel	Required Parking
	301	301
	4,900	98
	2,670	53
	4,876	108
	-	-
		560
		448
		N/A
		-72
		376**

	Wingate Hotel	Required Parking
	80	80
	0	0
	836	17
	0	0
	-	-
		97
		N/A
		89
		N/A
		89***

* Seating area for this space was assumed at 50% of 363 sq. ft. coffee shop size. At 45 sq. ft. per seating area, 4 parking spaces are required.

** 13th floor Bar/Lounge was considered assembly space for parking calculations purposes. Building code figured 15 sq. ft. per occupant, and parking was calculated at 30% of occupancy.

*** In addition to the 376 parking spaces provided on site (with 75 of the 376 spaces provided through a REA), 72 spaces are landbanked. If these landbanked spaces are converted to parking spaces, the site would provide 448 spaces.

**** A Variation to allow a reduction in parking space width was granted to Wingate, which allowed them to fit the 89 parking spaces on the site.

Parking Summary:

Ivy Hotel	175 Spaces	69% of required parking
Double Tree	376 Spaces	67% of required parking
	448 Spaces	80% of required parking
Wingate	89 Spaces	92% of required parking

Prepared by the Planning & Community Development Department

Date: 3/15/2017